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THE STATE OF SOUTH CAROLINA
In the Court of Appeals

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APR 29 2015

APPEAL FROM CHARLESTON COUNTY
Court of Common Pleas

SC Court of Appeals

IN CASE NO. 2009-CP-1000685, THE HONORABLE MIKELL R. SCARBOROUGH

Case No. 2014-001345

CHARLESTON HARBOR RESORT & MARINA.....Respondent,

v.

PAUL DAVIS.....Appellant.

Supplemental

RECORD ON APPEAL

PEDERSEN & SCOTT, P.C.

William A. Scott, Esq.
775 St. Andrews Boulevard
Charleston, SC 29407
Tel: (843) 556-5656
Fax: (843) 556-5635

Attorney for Respondent

April 22, 2015

Paul Davis
14639 C.R.Koon Highway
Newberry SC 29108 / 803-321-7414

THE STATE OF SOUTH CAROLINA
In the Court of Appeals

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v.

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RESPONDENT'S RECORD ON APPEAL

PEDERSEN & SCOTT, P.C.

William A. Scott, Esq.
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Attorney for Respondent

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STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)
)
CHARLESTON HARBOR)
RESORT & MARINA,)
)
Plaintiff,)
)
vs.)
)
PAUL DAVIS,)
)
Defendant.)
_____)

IN THE SMALL CLAIMS COURT

CASE NO. 09-JG-10-685

ORDER FOR
SUPPLEMENTAL PROCEEDINGS

2013 MAY 16 PM 4:33
JULIE J. ARMSTRONG
CLERK OF COURT

FILED

WHEREAS, the Plaintiff, Charleston Harbor Resort and Marina, obtained a Judgment against the Defendant, Paul Davis, and recorded the Judgment with the Charleston County Clerk of Court on April 28, 2009; and

WHEREAS, on January 13, 2010 an Execution Against Property was sent to the Charleston County Sheriff, which Execution has been returned by the Sheriff marked "nulla bona" on April 9, 2010; and

WHEREAS, the Defendant has failed and refused to satisfy the above-referenced judgment; and

WHEREAS, upon consideration of the above, it appears that the Plaintiff has shown adequate grounds to initiate supplemental proceedings in this matter, pursuant to South Carolina Code Ann. § 15-39-310;

IT IS THEREFORE ORDERED that supplemental proceedings be held in this action.

IT IS FURTHER ORDERED that this matter is hereby referred to the Honorable Mikell R. Scarborough, Master-In Equity for Charleston County; and that Paul Davis, is hereby required

R

to appear before Judge Scarborough on July 29, 2013, 2013, at 2:30 o'clock A.M./P.M. to answer under oath concerning property and assets.

IT IS FURTHER ORDERED that the Defendant, Paul Davis, is hereby restrained and enjoined from making any transactions, transfers or other disposition of property belonging to it which is not exempt from execution, pending further order of this Court or Judge Scarborough.

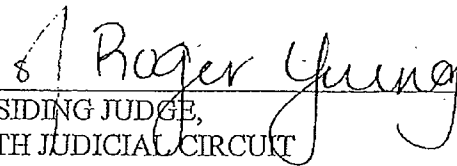
IT IS FURTHER ORDERED that the Defendant, Paul Davis, is hereby ordered to produce for examination by the Judgment Creditor, Charleston Harbor Resort and Marina, the following documents and things relating to her/its assets subject to execution:

- (a) Federal and State income tax returns for the years 2009, 2010 and 2011.
- (b) Deeds to all real property titled solely or jointly in the Debtor's name, together with copies of all mortgages granted on such real property, as well as current statements reflecting the balance due on each such mortgage.
- (c) Any and all documents relating to all securities currently owned by the Debtor.
- (d) All books and records, including copies of leases, related to income from the rental or lease of improved or unimproved property of the Debtor.
- (e) All documents and records relating to or touching upon any civil judgments entered in favor of the Debtor.
- (f) All documents and records identifying debts and other monies, of whatever kind, which, for whatever reason, are owed to the Debtor by any person or entity, public or private.
- (g) All documents related to current income, ongoing projects or other sources of income of the Debtor.

Ru

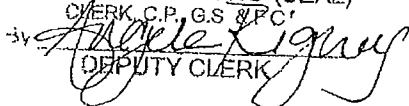
- (h) Titles to any personal property owned by the Debtor, including but not limited to boats, cars, trucks, aircraft and equipment.
- (i) Records from January 1, 2010 to the present regarding any bank accounts held by the Debtors, including bank statements and checks.
- (j) Any and all documents relating to any partnerships, limited liability companies (LLCs), limited liability partnerships (LLPs), corporations or businesses of any type whatsoever in which the Debtor has any interest of any kind, including any and all documents relating to the assets of every such entity, bank records,

AND IT IS SO ORDERED.


PRESIDING JUDGE,
NINTH JUDICIAL CIRCUIT

Charleston, South Carolina

Dated: 5/15/15

ATTEST: A TRUE COPY
MARIE J. ARMSTRONG (SEAL)
CLERK, C.P., G.S. & P.C.
by 
DEPUTY CLERK

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

FORM 4

JUDGMENT IN A CIVIL CASE

CASE NO. 2009-JG-10-0685

Charleston Harbor Resort

PLAINTIFF(S)

Paul Davis,

DEFENDANT(S)

Submitted by:

Attorney for : ☐ Plaintiff ☐ Defendant
or
☐ 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.
- ☐ **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: Court denied Defendant's Motion for Relief without Prejudice.

ORDER INFORMATION

This order ends ☒ does not end the case.

Additional Information for the Clerk:

INFORMATION FOR THE PUBLIC 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		\$
		\$
		\$

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.

Circuit Court Judge

2060

Judge Code

08/05/2013

Date

For Clerk of Court Office Use Only

ORIGINAL

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

IN THE COURT OF COMMON PLEAS
NINTH JUDICIAL CIRCUIT
CASE NO. 09-JG-10-685

CHARLESTON HARBOR)
RESORT & MARINA,)
Plaintiff,)
vs.)
PAUL DAVIS,)
Defendant.)

ORDER

FILED
2014 APR 18 AM 11:31
JULIE J. ARMSTRONG
CLERK OF COURT
BY _____

This matter came before the Court on August 19, 2013 on the Motion for Relief from Judgment by the Defendant, Paul Davis (hereinafter "Davis"). The Defendant was represented by John Hughes Cooper and the Plaintiff, Charleston Harbor Resort and Marina (hereinafter "Marina"), was represented by William A. Scott.

This matter involves a complaint for breach of a License Agreement for Dockage (the "Agreement") entered into between the Marina and Davis for a 45' sailboat (hereinafter, the "Vessel"). The Marina filed a Complaint in the Small Claims Court and received a judgment against Davis for \$5,286.56 on April 3, 2009. The Plaintiff filed a motion and for supplemental proceedings. The Defendant filed this Motion for Relief from Judgment on June 14, 2013 and contends the judgment must be set aside as void for failure to properly serve Davis. The Marina contends Davis' Motion should be denied for six reasons: (1) the Motion is untimely, as Davis knew about the Judgment by at least June 11, 2012; thus, over a year passed before the Motion for Relief from Judgment was filed on June 14, 2013; (2) the Plaintiff served the only entity it could

based on false and misleading information provided by the Defendant, Paul Davis; (3) there is no evidence that Mr. Davis did not know about the Complaint or the Judgment; (4) there is no meritorious defense as Davis does not contest that the debt is owed or that the amount is incorrect; (5) this is really an untimely appeal of a Judgment from the Small Claims Court and should be denied; and (6) if granted the case must be remanded to the Small Claims Court and Mr. Davis will incur a greater judgment against him. Based on the Agreement, Mr. Davis would be subject to additional attorney's fees, costs, and prejudgment interest at a higher rate than post judgment interest now accruing.

Based on the undisputed facts, the law and the arguments of counsel, Defendant's Motion for Relief from Judgment is denied.

FACTS

On May 26, 2005, the Vessel was purchased by Chesapeake Venture Corp., a Delaware corporation. The Vessel was documented with the USCG, documentation No. 1056595. On June 30, 2006, the documentation expired. At that time, the owner was listed at Chesapeake Venture Corp., 101 North Fairfield Drive, Dover, DE 19901.

On April 19, 2007, Paul Davis entered into the Agreement for dockage with Charleston Harbor Resort and Marina. Paul Davis listed himself as "Owner," with the address of 101 North Fairfield Drive, Dover, DE 19901-5720.

On March 1, 2008, the charter for Chesapeake Venture Corp. was revoked for non-payment of taxes and/or failure to file a complete annual report.

In May 2008, Davis took the Vessel from the Marina, and on May 27, 2008, Davis entered into a Dockage Agreement with Sunset Cay Marina, Folly Beach. Davis listed his address as

14639 O.R. Koon Hwy, Newberry, SC 29108.

On January 16, 2009, the Marina filed a Complaint against Davis in Small Claims Court for unpaid dockage. On January 28, 2009, the Complaint was sent via U.S. Mail to Paul Davis at 101 North Fairfield Drive, Dover, DE 19901. The letter was not returned by the U.S. Mail. On February 4, 2009, a process server served the Complaint on Joyce Lockhart as registered agent for Paul Davis at 505 Brookfield Drive, Dover, Delaware. Ms. Lockhart was and is employed by Corporate Systems, Inc. The Court understands the address for Corporate Systems, Inc. changed from 101 North Fairfield Drive, Delaware, to 505 Brookfield Drive, Dover Delaware. Davis did not file an Answer or otherwise appear in the underlying action.

On April 3, 2009, judgment was entered against Paul Davis by Small Claims Court in the amount of \$5,286.56. On April 28, 2009, the Transcript of Judgment was filed in Circuit Court.

In connection with litigation between Sunset Cay Marina and Davis for failure to pay dockage, the attorneys for Sunset Cay Marina, who also represents the Plaintiff in this action, sent a settlement proposal to the attorney for Paul Davis, Wendy Keefer, and stated, "There is an existing Judgment against Mr. Davis in favor of Charleston Harbor Resort and Marina for \$5,286.56" Ms. Keefer forwarded the letter to Davis on June 11, 2012.

In the pending litigation in Circuit Court between Sunset Cay Marina and Davis, Davis claimed to be the owner of the Vessel and a resident of Newberry County. Davis alleged in his Answer that "an entity owned solely by Davis is the registered owner of the vessel but that entity no longer exists or operates and that its property is now the property of Davis." Most recently, on June 18, 2013, Davis filed a complaint in federal court against Gary Schwab, d/b/a Sunset Cay Marina, claiming the Vessel was owned by Chesapeake Venture Corp. and that he was not the



owner of the Vessel, but that he had chartered it.

DISCUSSION

The Defendant moves for an Order pursuant to Rule 60(b)(4) for relief from the Judgment because the Judgment is void. The Defendant contends the Court had no personal jurisdiction over the Defendant because he was never properly served; therefore, the Judgment is void and must be set aside.

The Supreme Court recently explained that “[a] void judgment is one that, from its inception, is a complete nullity and is without legal effect[.]” *Thomas & Howard Co. v. T.W. Graham & Co.*, 318 S.C. 286, 291, 457 S.E.2d 340, 343 (1995). ‘The definition of void under the rule only encompasses judgments from courts which failed to provide proper due process, or judgments from courts which lacked subject matter jurisdiction or personal jurisdiction.’ *Universal Benefits, Inc. v. McKinney*, 349 S.C. 179, 183, 561 S.E.2d 659, 661 (Ct.App.2002) (quoting *McDaniel v. U.S. Fid. & Guar. Co.*, 324 S.C. 639, 644, 478 S.E.2d 868, 871 (Ct.App.1996)); see also *BB & T*, 369 S.C. at 551, 633 S.E.2d at 503 (‘A judgment is void if a court acts without personal jurisdiction.’). ‘A judgment is not rendered void by irregularities which do not involve jurisdiction.’ *Universal Benefits, Inc.*, 349 S.C. at 183, 561 S.E.2d at 661.” *Ware v. Ware*, 404 S.C. 1, 734 S.E. 2d 817, 822 (2013).

The resolution of this matter requires the resolution of two issues: (1) was the Defendant properly served; and (2) is the Defendant entitled to relief under Rule 60 (b)(4)?

1. Was The Defendant Properly Served?

The principal object of service of process is to give notice to the defendant of the proceedings against it. Rule 4 of the South Carolina Rules of Civil Procedure (SCRCP) serves at



least two purposes. First, it confers personal jurisdiction on the Court; and, second, it assures the defendant of reasonable notice of the action. Exact compliance with the Rules is not required to effect service of process. The Court must inquire whether the plaintiff had sufficiently complied with the Rules such that the Court has personal jurisdiction of the defendant and the defendant has notice of the proceedings. *Mull v. Ridgeland Realty, LLC*, 387 S.C. 479, 485, 693 SE 2d 27, 30, (Ct. App. 2010).

“It is the plaintiff’s burden to show that the court has personal jurisdiction over the defendant. *Jensen v. Doe*, 292 S.C. 592, 594, 358 S.E.2d 148, 148 (Ct.App.1987). There is a presumption of proper service when the civil rules on service are followed.” *Fassett v. Evans*, 364 S.C. 42, 47, 610 S.E.2d 841, 843 (Ct. App. 2005). “Further, an officer’s return of process creates the legal presumption of proper service that cannot be ‘impeached by the mere denial of service by the defendant.’ *Richardson Constr. Co. v. Meek Eng’g and Constr.*, 274 S.C. 307, 311, 262 S.E.2d 913, 916 (1980).” *Id.*

An individual may be served “by delivering a copy of the summons and complaint to him personally or by leaving copies at his dwelling, house, or usual place of abode with some person of suitable age and discretion then residing therein, or by delivering a copy to an agent authorized by appointment or by law to receive service of process.” Rule 4 (d)(1), SCRCPP.

In this case, Davis entered into the Agreement on April 19, 2007 with the Marina for dockage for the Vessel. Davis represented on the Agreement that he was the owner of the Vessel and he gave the address of 101 N. Fairfield Drive, Dover, Delaware 19901-5720. The address provided by Davis was actually the address for Corporate Systems, Inc. Corporate Systems, Inc. was also the agent for service of process for Chesapeake Venture Corp., a Delaware company



owned and operated by Davis. Chesapeake Venture Corp. was the purchaser and owner of the Vessel as shown on the USCG abstract of title and USCG Documentation. However, the Coast Guard Documentation expired as of June 30, 2006. The charter for Chesapeake Venture Corp. was revoked on March 1, 2008 for non-payment of taxes and for failure to file a complete annual report. Neither the USCG documentation nor the information for Chesapeake Venture Corp. references Davis or provides an address for Davis. Davis apparently did not advise Corporate Systems, Inc. of any changes.

Failure to renew the documentation and the corresponding revocation of the charter for Chesapeake Venture Corp. raised several issues and concerns. First, South Carolina law requires that any watercraft held for principal use in this state must be titled by the Department of Natural Resources unless it is a documented vessel by the United States Coast Guard. S.C. Code Ann. § 50-23-20 and § 50-23-30. Every person who acquires a vessel to be titled under South Carolina law must apply to the SC Department of Natural Resources and provide the applicant's name, address, date of birth, and the county where the watercraft is principally located. S.C. Code Ann. § 50-23-60. There is no indication that the Vessel was ever titled in South Carolina as required by South Carolina law. To the contrary, the Court understands that the USCG documentation was renewed earlier this year.

Davis took the Vessel from the Marina in May of 2008 without paying for dockage. At that time, the Vessel was not documented with the USCG, the charter for Chesapeake Venture, Corp. had expired, and Davis had not registered the Vessel as required by South Carolina law. Registration in South Carolina would have required Davis to provide information to the South Carolina Department of Natural Resources (DNR) including his address.



With the above issues concerning ownership and the address of the owner of the Vessel, the Marina filed the Complaint in the Small Claims Court and served Paul Davis via personal service at 101 N. Fairfield Drive, Dover, Delaware. The 101 N. Fairfield Drive address was for Corporate Systems, Inc.; however, the Court understands Corporate Systems, Inc. moved to 505 Brookfield Drive, Dover, Delaware, where the Complaint was actually served. Therefore, the Marina served Paul Davis, who claimed to be the owner of the Vessel, at the address provided by Davis. The Court concludes that Davis by identifying himself as the owner and giving the address of Corporate Systems, Inc. to the Marina appointed Corporate Systems, Inc. as his agent for service of process. The Marina perfected service on Davis by serving his agent. The technical issues of which the Defendant complains are the result of Davis' own failure to renew the documentation and the charter of the Corporation.

The Defendant's reliance on the Affidavit of Joyce Lockhart is not persuasive. The Defendant contends that Corporate Systems, Inc., for whom Joyce Lockhart works, was the agent for service of process for Chesapeake Venture Corp., but not Paul Davis, individually. Ms. Lockhart, however, acknowledges that she knows Paul Davis as the owner of Chesapeake Venture Corp. The Court finds that Paul Davis appointed Corporate Systems, Inc., as his agent by using its address on the Agreement. Significantly, while counsel for Davis stated Ms. Lockhart did not notify Davis of the lawsuit, Ms. Lockhart does not state in her affidavit that she did not provide a copy of the Summons and Complaint to Paul Davis, whom she knew, even as the owner of Chesapeake Venture Corp. Further, what is noticeably absent from the record is any statement by the Defendant that he did not actually receive notice of the Summons and Complaint.

¹ The Agreement provided for venue in Charleston County.

Based on the above, the Court finds that Davis appointed Corporate Systems, Inc., as his agent for service of process by listing its address on the Agreement, and personal service on Corporate Systems, Inc. meets the requirements of Rule 4 (d)(1).

2. Is the Defendant Entitled to Relief from the Judgment Pursuant to Rule 60 (B)(4)?

Even if the Court were to find that service was not proper, it would still have to consider whether the Defendant failed to file his Motion for Relief from Judgment within a reasonable time. In *McDaniel v. United States Fidelity and Guarantee Company*, 324 SC 639, 478 SE 2d 868 (Ct. App. 1997), the Court of Appeals held that the reasonable time requirements apply to Rule 60 (b)(4) motions that attack a judgment as void.

In this case, there is no dispute that the Defendant received notice of the Judgment no later than June 11, 2012, in connection with another complaint against Davis for failure to pay dockage. At that time, the Defendant was represented by counsel and was clearly aware of the Judgment; however, the Defendant took no action to contest the Judgment. The Defendant waited for over a year until after Supplemental Proceedings were initiated in this case before he contested the Judgment. Once Davis learned of the Judgment, he had an affirmative obligation to contest it within a reasonable time if he intended to do so. He did not. Further, there is nothing in the record that suggests that the amount due is not legitimate or that Davis has a meritorious defense. He has simply failed to provide any information that would suggest that he does not owe the amount of the Judgment. Finally, even if the Court were to vacate the Judgment, the matter would be remanded back to the Small Claims Court for a determination on the merits. While counsel for Davis argued that there may be an issue with the Statute of Limitations, Plaintiff's counsel raised issues

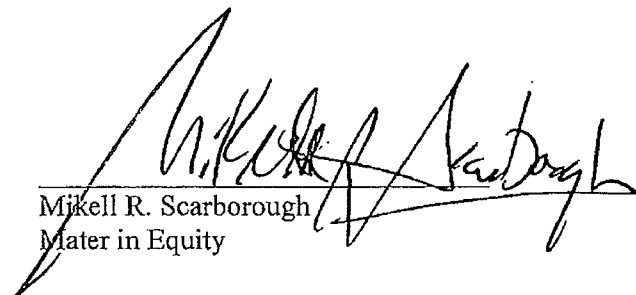
x IN Supplemental Proceedings, the Court accepts a Judgment as Valid.
** in the Court which issued the Judgment! Plus, he has also failed to do anything.*

concerning Davis' representations about ownership of the vessel and the address of the owner which could avoid any statute of limitation defenses. While the Court makes no ruling on these issues, it appears certain the litigation would continue.

Under the circumstances of this case, which were complicated by the Defendant's representations on his address and ownership of the Vessel, the Court concludes that the Plaintiff complied with Rule 4 regarding service of process; and that, even if service was not proper, the Defendant had adequate notice of the Judgment but failed to challenge it within a reasonable time. *

The Defendant's Motion for Relief from Judgment is denied.

AND IT IS SO ORDERED.


Mikell R. Scarborough
Master in Equity

Dated this 18 day of April, 2013 4

* Upon further review of the record, this motion was addressed and denied by Judge Dennis in a Form 4 Order dated Aug 6, 2013. Therefore, this court finds this motion is moot!

STATE OF SOUTH CAROLINA)

MAGISTRATES COURT

COUNTY OF CHARLESTON)

TRANSCRIPT OF JUDGMENT

JUDGMENT AGAINST	ATTORNEY
NAME: PAUL DAVIS 505 BROOKFIELD DRIVE ADDRESS: DOVER, DE 19901	
JUDGMENT IN FAVOR OF	
NAME: CHARLESTON HARBOR RESORT & MARINA ADDRESS:	WILLIAM A. SCOTT, ESQ. 775 ST. ANDREWS BLVD CHARLESTON, SC 29407
DAMAGES AND COST	

AMOUNT OF JUDGMENT \$ 4,146.56

INTEREST \$

ATTORNEY FEES \$ 1,000.00

COST \$ 140.00

TOTAL \$ 5,286.56

JUDGMENT RENDERED

April 3, 2009

MAGISTRATE

EXECUTION AGAINST PROPERTY

TO THE SHERIFF OF CHARLESTON COUNTY:

The above judgment was docketed in the office of the Clerk of the Court of Common Pleas, County of Charleston, the 28th day of April, 2009.

THEREFORE, WE REQUEST YOU, that you satisfy the said judgment out of the personal property of the said judgment debtor within your County, or if sufficient personal property cannot be found, that out of the real property in your County belonging to such judgment debtor on the day when the said judgment was so docketed in your County, or at any time thereafter, in whose hands soever the same may be, and duly return this execution, according to law, to the Clerk of the Court of Common Pleas for the County of Charleston.

WITNESS, Julie D. [Signature] Clerk of the Court of Common Pleas of Charleston County,
this 28th day of April, 2009.

Plaintiff or Plaintiff's At

EXHIBIT

8



UNITED STATES OF AMERICA

DEPARTMENT OF HOMELAND SECURITY
UNITED STATES COAST GUARD

NATIONAL VESSEL DOCUMENTATION CENTER

CERTIFICATE OF DOCUMENTATION

VESSEL NAME GRAND CRU		OFFICIAL NUMBER 1056595	IMO OR OTHER NUMBER HUN461248797	YEAR COMPLETED 1997
HAILING PORT ANNAPOLIS, MD		HULL MATERIAL FRP (FIBERGLASS)		MECHANICAL PROPULSION YES
GROSS TONNAGE 21 GRT	NET TONNAGE 19 NRT	LENGTH 44.5	BREADTH 14.0	DEPTH 6.8
PLACE BUILT ALACHUA, FL		OWNERS CHESAPEAKE VENTURE CORP		
		OPERATIONAL ENDORSEMENTS RECREATION		
MANAGING OWNER CHESAPEAKE VENTURE CORP 101 NORTH FAIRFIELD DRIVE DOVER, DE 19901				
RESTRICTIONS NONE				
ENTITLEMENTS NONE				
REMARKS NONE				
ISSUE DATE JUNE 28, 2005				
THIS CERTIFICATE EXPIRES JUNE 30, 2006				

NATIONAL VESSEL DOCUMENTATION CENTER
U.S. COAST GUARD *as of 9:24 AM*
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF THE RECORDS OF THIS OFFICE
Donna Twilly
DOCUMENTATION OFFICER
DATE *12/6/05*



EXHIBIT
2

DEPARTMENT OF
TRANSPORTATION
U.S. COAST GUARD
CG-1332 (Rev. 6-93)

GENERAL INDEX OR ABSTRACT OF TITLE

OMB APPROVED
2115-0110

VESSEL BUILT AT ALACHUA, FL

1056595

(OFFICIAL NUMBER)

(AND) _____ IN 1997

HUN45124B797

(HULL ID NUMBER)

BY HUNTER MARINE CORPORATION

FOR TIDEWATER/HAVRE DE GRACE, INC.

BUILDER'S CERTIFICATE DATED MARCH 24, 1997

TITLE ASSIGNED TO _____

(6)

(4)

(3)

(2)

(1) GRAND CRU

NAME OF VESSEL

INSTRUMENT	% CONVEYED	DATE	AMOUNT	BOOK	PAGE
BS	100	04 21 97	\$1.00	97-69	232

FILED PORT	DATE	TIME	DATE TERMINATED
NVDC	07 10 97	10 00 AM	- - -

GRANTOR

TIDEWATER/HAVRE DE GRACE, INC.

GRANTEE

DON M. & GAYLE M. CANADA, TENANTS BY THE ENTIRETY

INSTRUMENT	% CONVEYED	DATE	AMOUNT	BOOK	PAGE
FM	100	04 21 97	\$200,000.00	97-69	233

FILED PORT	DATE	TIME	DATE TERMINATED
NVDC	07 10 97	10 00 AM	- - -

GRANTOR

DON M. CANADA & GAYLE M. CANADA, TENANTS BY THE ENTIRETY

GRANTEE

PROVIDENT BANK OF MARYLAND
7210 AMBASSADOR ROAD
BALTIMORE, MD 21244

INSTRUMENT	% CONVEYED	DATE	AMOUNT	BOOK	PAGE
SMTG	100	01 07 02	\$200,000.00	02-32	395

FILED PORT	DATE	TIME	DATE TERMINATED
NVDC	01 25 02	08 20 AM	- - -

GRANTOR

REFERS TO BOOK 97-69 PAGE 233
PROVIDENT BANK OF MARYLAND

GRANTEE

DON M. CANADA
GAYLE M. CANADA

☐ ISSUED AS AN ABSTRACT OF TITLE

☐ ISSUED FOR CHANGE OF PORT OF RECORD

DATE: _____ TIME: _____

PAGE: _____ OF _____ PORT: _____

PREVIOUS EDITION MAY BE USED

DOCUMENTATION OFFICER

Page 1 of 4

PREVIOUS EDITION MAY BE USED

Blumberg No. 5119

EXHIBIT

DEPARTMENT OF TRANSPORTATION U.S. COAST GUARD CG-1332A (Rev. 6-93)		GENERAL INDEX OR ABSTRACT OF TITLE CONTINUATION SHEET NO. 1				OFFICIAL NO. 1056595	
INSTRUMENT	% CONVEYED	DATE	AMOUNT	BOOK	PAGE		
PM	100	12 07 01	\$163,343.51	02-32	396		
FILED PORT		DATE	TIME	DATE TERMINATED			
NVDC		01 25 02	08 20 AM	-			
GRANTOR							
DON M CANADA GAYLE M CANADA							
GRANTEE							
SUNTRUST 147 OLD SOLOMONS ISLAND ROAD 5TH FLOOR ANNAPOLIS MD 21401							
INSTRUMENT	% CONVEYED	DATE	AMOUNT	BOOK	PAGE		
SMTG	100	07 16 03	\$163,343.51	03-100	611		
FILED PORT		DATE	TIME	DATE TERMINATED			
NVDC		07 28 03	8 00 AM	-			
GRANTOR							
REFERS TO BOOK 02-32 PAGE 396 SUNTRUST BANK							
GRANTEE							
DON M CANADA GAYLE M CANADA							
INSTRUMENT	% CONVEYED	DATE	AMOUNT	BOOK	PAGE		
PM	100	07 08 03	\$147,283.87	03-100	612		
FILED PORT		DATE	TIME	DATE TERMINATED			
NVDC		07 28 03	8 00 AM	-			
GRANTOR							
DON M CANADA GAYLE M CANADA							
GRANTEE							
SUNTRUST 147 OLD SOLOMONS ISLAND ROAD 5TH FLOOR ANNAPOLIS MD 21401							
INSTRUMENT	% CONVEYED	DATE	AMOUNT	BOOK	PAGE		
FILED PORT		DATE		TIME	DATE TERMINATED		
GRANTOR							
GRANTEE							
☐ ISSUED AS AN ABSTRACT OF TITLE ☐ ISSUED FOR CHANGE OF PORT OF RECORD							
DATE:		TIME:					
PAGE:	OF	PORT:					
DOCUMENTATION OFFICER							

PREVIOUS EDITION MAY BE USED

DEPARTMENT OF HOMELAND SECURITY U.S. COAST GUARD CG - 1332	GENERAL INDEX OR ABSTRACT OF TITLE Continuation Sheet No. 2	Official No. 1056595
SATISFACTION MORTGAGE		
		Refers To: BOOK 03-100 PAGE 612
% CONVEYED 100	DATE March 23, 2004	AMOUNT \$147,283.87
		BATCH BK 04-51
		DOC ID 522
DATE FILED March 26, 2004		TIME FILED 08:35 AM
STATUS RECORDED		
GRANTOR: SUNTRUST BANK		
GRANTEE: DON M CANADA AND GAYLE M CANADA		
BILL OF SALE		
% CONVEYED 100	DATE October 12, 2003	AMOUNT \$10.00
		BATCH BK 04-21
		DOC ID 185
DATE FILED November 10, 2003		TIME FILED 10:28 AM
STATUS RECORDED		
SELLER: DON M CANADA GAYLE M CANADA		
BUYER: JOHN ARMSTRONG LINDA ARMSTRONG, JTRS		
DISCHARGED YES	PREFERRED MORTGAGE	
% CONVEYED 100	DATE October 10, 2003	AMOUNT \$153,000.00
		BATCH BK 04-21
		DOC ID 186
DATE FILED November 10, 2003		TIME FILED 10:28 AM
STATUS RECORDED		
MORTGAGOR: JOHN ARMSTRONG AND LINDA ARMSTRONG		
MORTGAGEE: SUSQUEHANNA BANK 100 WEST ROAD BALTIMORE, MD 21204		
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DEPARTMENT OF HOMELAND SECURITY U.S. COAST GUARD CG - 1332		GENERAL INDEX OR ABSTRACT OF TITLE Continuation Sheet No. 3			Official No. 1056595	
BILL OF SALE						
% CONVEYED 100		DATE May 26, 2005		AMOUNT \$1.00		BATCH BK 05-38
DOC ID 14		DATE FILED June 02, 2005		TIME FILED 11:30 AM		STATUS RECORDED
SELLER: JOHN ARMSTRONG AND LINDA ARMSTRONG						
BUYER: CHESAPEAKE VENTURE CORP						
SATISFACTION MORTGAGE Refers To: Document: 186						
% CONVEYED 100		DATE May 27, 2005		AMOUNT \$153,000.00		BATCH 379170
DOC ID 3850412		DATE FILED June 14, 2005		TIME FILED 08:20 AM		STATUS RECORDED
GRANTOR: SUSQUEHANNA BANK						
GRANTEE: JOHN ARMSTRONG AND LINDA ARMSTRONG						
ISSUED AS AN ABSTRACT OF TITLE AS OF				<u>KATHY LAING</u> NATIONAL VESSEL DOCUMENTATION CENTER		
DATE: October 13, 2011 TIME: 09:07 AM						

Boat# ~~RECEIVED~~ SEP 23 2009

Date: 4/19/07

CHARLESTON HARBOR RESORT & MARINA LICENSE AGREEMENT FOR DOCKAGE

Owner's Name: Paul Davis Phone: 803-321-7414
Address: 101 N. Fairfield Dr. Dover De 69901-5720
Email: _____ Vehicle License Tags: _____
Business: _____ Position: _____ Phone: _____
Boat Name: Grand Cru Reg/Doc No.: _____ State: _____
Boat Info: Power ☐ Sail ☒ Make: Hunter Year: 97 Length: 45' Beam: 14
Boat Insurance Carrier: _____ Policy No.: _____ Valid Thru: _____
Drivers License: _____ Credit Card: _____
State Number Type Number Exp.
Name on Credit Card (please print): _____ Signature: _____
Mailing Address: 1225 Calhoun St. Newberry SC 29108
Street City State Zip

This license agreement made as of the 19 day of April, 2007 by and between Charleston Harbor Resort & Marina, Mount Pleasant, South Carolina herein referred to as "Marina" and _____, Telephone Number 803 321-7410 state of _____, herein referred to as "Boat Owner". Marina agrees to provide dockage to Boat Owner and Boat Owner hereby agrees to accept from Marina, dockage space at a slip to be assigned by Marina, hereinafter referred to as "the space", for the vessel described above, all upon the terms and subject to the conditions set forth below.

This contract covers a license for the use of the space # B-48, or the equivalent at the Charleston Harbor Resort & Marina.

1. Governing Law

That this is an Admiralty and Maritime Slip/Space license agreement under the General Maritime Laws, Statutes, and Code of the United States of America. Further, that this agreement shall be governed by and construed and enforced in accordance with the laws of the State of South Carolina without giving effect to the principles of conflicts of law thereof. Venue shall be in Charleston, South Carolina.

2. License Fees and Other Charges

Boat Owner agrees to pay as consideration for dockage at the assigned space the rate of \$13.00 per foot, which includes a 5% surcharge to the Patriot's Point Development Authority, times the length of the vessel 40ft., or dock 50ft, which ever is greater, plus the applicable sales tax due per month (the "License Fee" which amount is \$7,800.00). In addition to the dockage, Boat Owner agrees to pay a five dollar (\$5.00) per month environmental fee which is used to help recover fees associated with waste, and Boat Owner shall pay \$25.00 min. + Metered per month for electricity and water. Marina may increase the License Fees and Other Charges at any time after the initial term of this Agreement with thirty (30) days written notice.

The License Fee and other charges shall be paid (choose one (1) option) either;

____ (a) by prepayment in advance for the entire original Term of this License Agreement (as such original term is set forth in Paragraph 3 below), in which event there is a discount for said payment option of five percent (5%) and the discounted license fee is \$ 7,410.00 , or

~~(b)~~ in advance without demand or notice, in 12 equal monthly installments of \$650.00.00, on the first day of each and every calendar month during the term hereof, whether or not the space is occupied by the Boat Owner's vessel.

Fuel cannot be carried on Account and must be paid for at time of purchase. The License Fee and all Other Charges, including charges incurred for necessities, materials and services provided for the Boat Owner, utilities, and marine store shall bear interest from the due date thereof until paid at the annual rate of 18%. Boat Owner agrees that the License Fee is subject to change upon thirty- (30) day's notice after the initial term of the license agreement. Prepaid License Fees are not



refundable except in the event this license agreement is terminated by Marina without cause. Boat Owner must provide a valid credit card and authorization for License Fees due under this license agreement.

3. Term

Unless terminated earlier pursuant to the terms hereof, the Terms of this agreement shall commence on April 01, 2007, and shall continue until March 31, 2008. Upon expiration of the original Term of the agreement, the agreement shall continue in effect from month to month subject to termination upon thirty (30) days written notice by either party and as set forth in paragraph 18.

4. Security Deposit

Marina acknowledges the receipt of the sum of \$ 650.00 as a security deposit for full and faithful performance of the terms of the agreement. Upon Boat Owner's compliance with the covenants and conditions contained in this agreement, Marina will return the security deposit to the Boat Owner at the end of the Term. Boat Owner may not use any portion of the security deposit as payment of Boat Owner's License Fees, including the last month. Marina may, at its sole option, claim such amounts of the security deposit as are reasonable and necessary in Marina's sole judgment to remedy defaults in the payment of License Fees and Other Charges hereunder, to repair damages to the Marina caused by the Boat Owner, and to pay any reasonable attorney's fee incurred by Marina in connection with any default or breach hereof by Boat Owner. Use of the deposit by Marina for such purpose shall not relieve Boat Owner of responsibility for such additional charges or fees as are not covered by the deposit amount. In the event that the security deposit, or any portion thereof, shall be applied as provided herein, Boat Owner agrees to deposit with Marina, upon delivery of written demand by Marina, an amount sufficient to pay any excess charges, fees or damages and to restore such security deposit to its original amount. Failure to do so, upon three (3) days notice shall excuse Marina from further performance of this agreement.

5. License

The intention of the parties is to create a license for the non-commercial use of the space only, with Marina as licensor and Boat Owner as licensee. This agreement confers no leasehold interest upon Boat Owner. No signs may be displayed or any commercial business activities conducted without prior written permission of the Marina. This agreement is only for use by a pleasure yacht or boat used for recreational purposes and absolutely no commercial use may be conducted by Boat Owner without a separate specific written and executed agreement with Marina. The Marina may terminate this agreement for such violations. Upon such termination, the Boat Owner shall immediately remove the boat from the space, and, upon failure to do so, the Marina may at its sole option remove the vessel at Boat Owner's risk and expense. In any event, Boat Owner shall be liable to the Marina for all damages and expenses the Marina may suffer as a result of the Boat Owner's default. Boat Owner shall continue to be liable for all License Fee(s) and Other Charges after the vessel is removed, until the expiration of the Term, and for all reasonable costs incurred by Marina in removing and relocating the vessel.

6. Security of the Vessel

The space is to be used at the sole risk of the Boat Owner. The Marina shall not be liable for the care or protection of the vessel, including her gear equipment and contents, or for any loss or damage of whatever kind or matter, including but not limited to, acts of vandalism or theft by land or water, to the vessel, her contents, gear or equipment. Marina expects Boat Owner to make suitable arrangements for safe, sheltered moorage during severe weather conditions, including, but not limited to tropical storms and hurricanes. Boat Owner may not assume Marina to be safe, sheltered moorage during such periods.

7. Condition of Vessel

Boat Owner warrants and represents that at all times during the entire term of this agreement, the vessel shall be maintained in safe and seaworthy condition by Boat Owner and shall be operated in a safe and careful manner so as not to cause damage to Marina's facilities, or to any other property, vessels or persons. In the event that Boat Owner or other authorized person is unavailable, or is available but refuses to act, and if the vessel is in danger of sinking, causing any hazard to navigation, becoming a fire, explosion or pollution hazard, or causing damage to Marina's facilities or to any other property or person by reason of any unsafe or any un-seaworthy condition of the vessel or otherwise, the Boat Owner authorizes Marina to take such appropriate actions as Marina shall determine in its sole discretion and at Boat Owner's sole risk and expense, to abate, mitigate, and otherwise deal with the apparent danger and hazards. Boat Owner agrees to be bound by Marina's action and to be fully and solely responsible for all expenses and liability incurred thereby. Owner agrees further that Marina shall have the authority, pursuant to this paragraph, to do all things and to take all steps necessary to reduce the hazards and dangers that in Marina's judgment appear to be present, eminent, or foreseeable. Notwithstanding the above, nothing herein shall be construed to create any duty, obligation or responsibility on the part of Marina to act under such circumstances and nothing herein shall be construed to create any liability on the part of the Marina for failing to act in such circumstances.

8. Insurance

Boat Owner agrees to list CHRM as additionally insured and to maintain in force during the entire term of this agreement including any extension or hold-over, whether by permission or not, adequate Hull Protection and Indemnity insurance covering the boat, protecting Boat Owner and Marina against damages, claims, demands, suits and judgments in said policy amounts for claims arising within the coverage of said policies. Copies of said insurance policies shall be provided to the Marina. Said insurance policies shall provide that Marina shall be entitled to at least thirty- (30) day's notice prior to cancellation thereof. All insurance covering the vessel shall contain provisions, which deny to the insurer any rights to subrogation against the Marina. Marian may terminate this agreement immediately, at its option, if coverage is deemed to be inadequate, in Marina's sole discretion, or coverage lapses.

9. Liens

"Default by Owner"

In the event of any breach hereunder, including but not limited to recovery in whole or in part for services or slip/space rental charges, in a Court either in rem or in personam, the Boat Owner hereby agrees to pay all court costs together with attorney's fees and interest and further that said vessel be responsible for such costs, fees and interest. Should a suit result against the vessel in rem, the Boat Owner agrees and consents to have Marina appointed as substitute custodian who may be responsible to secure removable items, with the consent of the United States Marshall and the Marina facility, including removing the vessel in custodia legis from its normal slip/space to another slip/space as the United States Marshall may allow and direct. In the event of legal proceedings, the Boat Owner hereby waives a jury trial.

In the event Boat Owner fails to pay rent as required by this Agreement and such rent remains unpaid for a period of (60) days from the due date as provided herein, any vessel left at the Marina pursuant to this contract, where tied to a slip or stored on land, and whether belonging to Boat Owner or a third-party, shall be deemed abandoned for purposes of applicable South Carolina law, including S.S.Code Ann. 50-23-135. Boat Owner hereby acknowledges that South Carolina law provides for the Marina to acquire a lien against a vessel for unpaid storage charges and, in the event of an abandoned vessel, to obtain title to sell the vessel, or to forfeit same to the SC Department of Natural Resources for disposal. Boat Owner further agrees that the marina may apply for a title to the vessel and sell the vessel to cover the outstanding rent, costs, and attorneys' fees, and Boat Owner expressly waives any and all claims it has against the Marina relating to the sale or disposal of such vessel.

10. Apparent Authority

Boat Owner agrees that, unless Marina is otherwise notified in advance in writing, anyone in possession or apparent charge of the vessel shall be deemed to have the authority and Marian may act in reliance upon orders or requests by such persons for services, supplies, work purchases, labor and other materials of any kind for the benefit of the vessel.

11. Space Designation

Marian reserves the right from time to time to reassign the vessel to such specified space as Marina shall designate. Such re-assignment shall become effective upon the giving of notice by Marina of such re-assignment in accordance with the provisions hereof. Boat Owner agrees to reasonably cooperate with Marina as to temporary or permanent re-assignment of slip space to permit Marina to accommodate visiting boats for special events or projects. In the event of a re-assignment, Boat Owner will be provided notice and a ten (10) day period to move the boat, or Marina may move the boat and Boat Owner waives any claims of any type whatsoever relating to Marina's movement of the boat. Marina may move any vessel without notice in the event of an emergency condition, but shall have no obligation to do so.

12. Notices

Notices to Boat Owner shall be deemed to be served properly if posted in writing addressed to Boat Owner at a place and in a manner on the vessel which is reasonably susceptible of giving notice to anyone lawfully boarding the vessel and by mailing written notice to Boat Owner by mail, postage prepaid at the address set forth in this License Agreement for Boat Owner or to such other address as Boat Owner shall have last designated by written notice to Marina. Notices to Marina shall be deemed served only if given in writing and delivered personally or mailed by registered mail or certified mail, postage prepaid, return receipt requested, to Marina's office at the address shown below.

13. Marina Rules and Regulations

Boat Owner agrees that he and all agents, guests, invitees and employees, will comply with all posted rules and regulations attached hereto and marked "Exhibit A" as fully as though they were set herein, and should breach of the agreement or violation of posted rules and regulations occur, this license agreement shall terminate immediately at the option of Marina. Boat Owner agrees that upon such violation Marian may remove the boat at Boat Owner's risk and expense to retake possession of the space. Exhibit A may be amended from time to time by Marina and such amendment(s) shall be binding on Boat Owner upon notice as provided herein.

14. Indemnity

Boat Owner covenants to exercise due care in occupation of the dock space and to vacate the same in good condition, wear and tear occasioned by normal use only excepted. Boat Owner shall indemnify Marina against all claims, actions,

proceedings, damages, liabilities, including attorney's fees, arising from or connected with Boat Owner's possession and use of the space that may be asserted by anyone due to:

- (a) Property loss of any type, property damage due to fire, theft, collision, or property loss from any other cause to said Boat Owner's vessel, motors, sails, furniture, equipment, tackle or appurtenances, or to any other property contained in or on Boat Owner's vessel, or on the premises of the Marina or to personal property of others on the vessel or Marina Premises; and
- (b) Any personal injury, death or illness arising from occupancy of use of the Marina Premises or facilities, where such injury or damage is caused, in any part, regardless of how slight, by the acts or omissions of the Boat Owner, its agent, servants, invitees or employees; and
- (c) Any alleged damage, or loss to marine property, non-marine property, or personal injury caused in part, regardless of how slight, by Boat Owner, its agents, servants, invitees or employees.

15. Liability

The Marina's liability is limited to supervision and maintenance of waterfront area. Marina's employees will make reasonable efforts to contact Boat Owner and notify him of dangerous conditions requiring his attention, but Marina assumes no responsibility for tending mooring lines, moving boats from the spaces to which they are assigned, or informing Boat Owner of any dangerous conditions. It is the full responsibility of the Boat Owner to make arrangements for the safety and protection of his boat and appurtenances.

16. Assignment and Waivers

This document with Exhibit "A" attached hereto constitutes the entire agreement between the parties. There can be no assignment of this License Agreement by Boat Owner. Should there be a Waiver of any conditions by the Marina, this shall not be deemed to be a continuing Waiver. No course of dealing nor any failure or delay with respect to exercising any right, power or privilege under this agreement shall operate as a Waiver thereof or hereof, and any single or partial exercise of any such right, power or privilege shall not preclude any later exercise thereof or any exercise of any right, power or privilege thereunder or hereunder.

17. Severability

The parties hereto agree that if any provision, sentence, phrase or word of this document shall be deemed or declared unenforceable by any administrative agency or any federal or state court of law, then the remainder of this document shall remain in full force and effect and be binding on the parties hereto as if the unenforceable provision, sentence, phrase or word were not a part of this document.

18. Termination

This agreement shall be in full force and effect, unless terminated under anyone of the following conditions:

- (a) By destruction of the space facilities by fire, storm, acts of God, acts of the Government, acts of third parties, or other calamity.
- (b) In the event that the Boat Owner shall make a bona fide sale of the boat listed in the agreement and remove the boat to another location after proper notification to Marina and payment of all License Fee(s) and other charges.
- (c) By breach or default of the terms of the Rules and Regulations, as provided in Exhibit "A", or subsequent amendments, and as solely determined by the Marina.
- (d) By breach of any of the warranties or agreements contained herein, said breach to be solely determined by the Marina.
- (e) After the initial term, Marina may terminate this Agreement for any reason at its sole discretion with thirty (30) days written notice to Boat Owner.

Upon termination for any reason, Boat Owner must remove the boat from the Marina by the termination date.

19. THERE IS NO WARRANTY, EXPRESS OR IMPLIED, ON THE PART OF THE MARINA AS TO THE CONDITION OF THE PIERS, WALKS, GANGWAYS, RAMPS OR MOORING GEAR, AND THE MARINA ASSUMES NO RESPONSIBILITY TO PERSONS OR PROPERTY THEREON.

20.) "Risk of Loss:"

The slip leased hereunder shall be used at the sole risk of said Boat Owner, and the Marina assumes no responsibility for the care or protection of the above described Boat, including her gear, equipment and contents, or for any loss or damage to said Boat, her gear, equipment and contents.

21.) "Hurricanes/Severe Weather"

In the event of a storm or hurricane, the Marina may at its sole discretion require the Boat owner remove the vessel from the Marina by providing the Boat owner with 24-hour notice, which notice may be by telephone, fax, federal express or other means deemed appropriate by Marina, and the Owner agrees to remove the vessel from the Marina. IF the owner does no

move the vessel from the Marina, the Marina may remove the vessel and move it using the tackle onboard the vessel, in which case, the Boat Owner assumes full and complete responsibility for the vessel and waives any and all claims against the marina for damages arising from the Marina's movement and/or mooring of the vessel.

The person who has signed this agreement as Boat Owner hereby represents and warrants that he is in fact and in law the true owner of the vessel, and that he has full power and right to enter into this agreement for himself and for the vessel, and that there are no restrictions of any kind upon him or the vessel which limit or restrict his right and power to bind himself and the vessel to each and every term and condition of this agreement.

Boat Owner hereby acknowledges that owner has read and fully understands that this Marina License Agreement, as well as the rules, policies and regulations currently governing the use of space at Marina's premises.

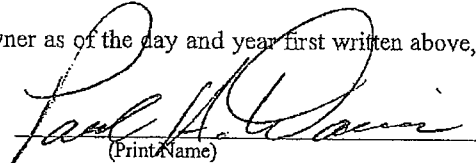
In witness whereof, this agreement has been executed by Marina and Boat Owner as of the day and year first written above, or otherwise specified.

Marina: Charleston Harbor Resort & Marina
24 Patriot's Point Road
Mount Pleasant, SC 29464
(843) 856-9996
(843) 856-8540 (fax)

By: _____
Marina Representative

Date: 08/19/07

Boat Owner:


(Print Name)

(Signature)

(Day Time)

(Evenings/Weekends)

(Facsimile)

(Mobile)

(Date)

Please sign if you wish to have your account
Automatically paid with credit card at time of billing.

PEDERSEN & SCOTT, P.C.
Attorneys at Law
775 St. Andrews Blvd.
Charleston, South Carolina 29407
Phone (843) 556-5656 Fax (843) 556-5635

January 28, 2009

Paul Davis
101 N. Fairfield Drive
Dover, DE 19901

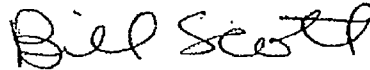
RE: Charleston Harbor Resort and Marina v. Paul Davis
Case No. 09-SC-86-0110

Dear Mr. Davis:

Please find enclosed for service upon you the Civil Cover Sheet, Summons and Complaint in connection with the above-referenced case. Pursuant to the Summons, you are required to file and serve an Answer or other responsive pleading to the Complaint within thirty (30) days of service hereof.

If you have any questions, please contact me directly.

With regards,



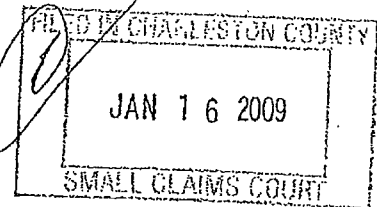
William A. Scott

WAS:lh
Enclosure

cc: Jason Poe



STATE OF SOUTH CAROLINA	)	IN THE SMALL CLAIMS COURT
	)	
COUNTY OF CHARLESTON	)	CASE NO. 09-SC-86-0110
	)	
CHARLESTON HARBOR	)	
RESORT & MARINA,	)	
	)	
Plaintiff,	)	COMPLAINT
	)	(Non-Jury)
vs.	)	(Breach of Contract)
	)	
PAUL DAVIS,	)	
	)	
Defendant.	)	
	)	



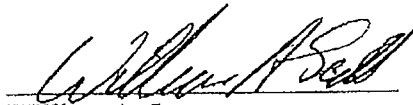
The Plaintiff herein complaining of the Defendant herein would allege and show as follows:

1. The Plaintiff, Charleston Harbor Resort & Marina, is a corporation organized and existing under the laws of the State of South Carolina and is in the business of renting dock space to boats at the Charleston Harbor Marina.
2. Upon information, the Defendant, Paul Davis, is a citizen of the State of South Carolina is the owner of a Vessel named "*Grand Cru*."
3. On or around April 19, 2007 the Plaintiff and the Defendant, Paul Davis, entered into a written license agreement for dockage (hereinafter the "Contract") of the Vessel in Charleston County that required the Defendant to pay the Plaintiff on a monthly basis, and provided that in the event the Plaintiff had to resort to legal action, the Plaintiff was entitled to recover attorney's fees, costs and interest.
4. The Defendant breached the Contract by failing to pay the monthly rental as agreed, and is indebted to the Plaintiff in the amount of \$4,146.56.
5. As a direct and proximate result of the aforesaid breach of contract, the Plaintiff is entitled to

payment of \$4,146.56 plus attorney's fees as provided for in the Contract, costs and interest.

WHEREFORE, the Plaintiff prays for judgment against the Defendant in the amount of 4,146.56 plus attorney's fees as provided for in the Contract, costs, interest, and for such other and further relief as this Court deems just and proper not to exceed the jurisdictional limits of this Court.

PEDERSEN & SCOTT, P.C.



William A. Scott
775 St. Andrews Blvd.
Charleston, South Carolina 29407
(843) 556-5656
Fax: (843) 556-5635
ATTORNEYS FOR PLAINTIFF

Dated this 14th day of January 2009.

Charleston Harbor Resort & Marina

Charleston Small Claims Court

Plaintiff

VS

PAUL DAVIS

Defendant

2009-SC-86-0110

Case No:

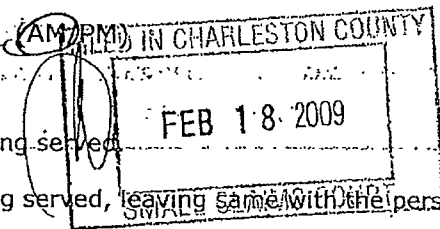
Return of Private Process Server

I Declare, that I am a citizen of the United States, over the age of eighteen (18) years and not a party to this action and within the boundaries of the State where service was affected. I was authorized by law to perform said service.

I served CORPORATE SYSTEMS, INC. - JOYCE LOCKART - REGISTERED AGENT with the **SUMMONDS, COMPLAINT, AFFIDAVIT, NOTICE TO PLEAD AND THE MOTION FOR SUMMARY JUDGMENT, SUBPOENA, INTERROGATORIES, AND/OR:**

Address: 505 Brookfield Dr, Dover, DE 19901

Date: 2/4/09 Time: 10:45



Manner of Service

- ☒ By personally delivering copies to the person authorized agent or entity being served.
- ☐ By leaving during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.
- ☐ By leaving copies the dwelling house or usual place of abode of the person being served, with a member of the household 18 years or older and explaining the general nature of the papers.
- ☐ Copies of the document were mailed prepaid, first-class on _____ From: _____

Description

- JOYCE LOCKART -

- | | | | | | |
|--|--|--|---|---|--|
| ☐ Male | ☒ White Skin | ☐ Black Hair | ☐ 14-20 Yrs | ☐ Under 5' | ☐ Under 100# |
| ☒ Female | ☐ Black Skin | ☒ Brown Hair | ☐ 21-35 Yrs | ☒ 5'0" - 5'3" | ☒ 100-130# |
| | ☐ Yellow Skin | ☐ Blond Hair | ☐ 36-50 Yrs | ☐ 5'4" - 5'8" | ☐ 131-160# |
| | ☐ Brown Skin | ☐ Gray Hair | ☒ 51-65 Yrs | ☐ 5'9" - 6'0" | ☐ 161-200# |
| | ☐ Red Skin | ☐ Red Hair | ☐ 65 + Yrs | ☐ Over 6' | ☐ Over 200# |

NON-SERVICE: Evading _____ Unknown at address _____ Moved _____ No Forwarding Address _____
Address does not exist _____ Service Canceled by Litigant _____ Other _____

I Declare under penalties of perjury the information contained herein is true and correct, and this affidavit was executed on: 2/4/09 (Date)

Sheila F Cohen, Inc.

SHEILA F. COHEN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 5, 2010

Daniel F. DeCollo

Signature of Server

DANIEL F. DeCollo

Print



SCANNED

SUNSET CAY MARINA VISITOR DOCKAGE AGREEMENT

Date: 5/27/08
 Vessel Type: Sail Power Gas Diesel Vessel Name: GRANN CAY
 Registration or Documentation # _____
 LOA: 46.5 Beam 14 Draft 5.6
 Name: Paul Davis Ph: 803-276-4277 Cell 803-321-7414
 Mailing Address: 14639 C.R. Koon Hwy
 City Newberry State SC Zip 29108
 Email: DAVIS1979@Gmail.COM
 Alternate Emergency contact: LYNN DAVIS
 Phone Number 803-321-7665
 Arrival Date: 5/27/08 Departure Date: _____
 Rental Plan Daily Weekly Monthly
 Rental Rate 427.50
 Electric surcharge: \$25----- 30 amp service \$50----- 50 service
 Insurance Documents _____ (Initial and attach copy to form)
 Vessel Documents or Registration _____ (Initial and attach copy to form)

Summary of Marina Policies

1. This agreement is for dock space only. Such space is used at the sole risk of the vessel, its owner, captain, or agent, and guests of vessel. The Marina shall NOT be responsible for personal injury, vessel damage, or damage to any other property or persons whether real or alleged in any way related to the use of the marina and its facilities by any person aboard the vessel or by the vessels presence in the Marina.
2. Dockage rates for standard slips are based on the entire measured length of the vessel, with a minimum of 25' feet.
3. All owners, captains, crew and guest are required in such a manner as to not disturb the quite enjoyment of the facility or other boaters docked in the facility.
4. All garbage, trash and other refuse shall be placed in secured garbage bags and then placed in one of the trash containers provided on the docks.
5. Failure to abide by this agreement may result in your removal from the marina property.
6. There are no refunds on visitor dockage payments.
7. No live-a-boards (defined as over 3-5 consecutive days)
8. All slips are for sale and rental term may be cancelled after 30 days.
9. Please park all motor vehicles in "Marina" parking lot. No trailers allowed.
10. I, the under signed, have read and agree to abide by Sunset Cay Marina Policies, rules and regulations (attached) and have provided proof of liability Insurance.

Signature: Paul A. Davis Date: 5-28-08

Sunset Cay Acceptance: PA Date 5/27/08

152

D-4 427.50 & DS

Gary Schwab owner slip

843-813-5031

255 kws st char. SC



STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

SUNSET CAY MARINA,)

Plaintiff,)

vs.)

PAUL A. DAVIS and the)
VESSEL named "GRAND CRU,")
in personam,)

Defendants.)

IN THE SMALL CLAIMS COURT

CASE NO. ~~12-SC-86~~

2012 CV 1010600380

COMPLAINT

(JURY)

(Breach of Contract)

FILED IN CHARLESTON COUNTY

MAR 12 2012

CITY SMALL CLAIMS COURT

The Plaintiff herein complaining of the Defendants herein would allege and show as follows:

1. The Plaintiff, Sunset Cay Marina, is a marina located on Folly Beach, South Carolina, and is in the business of renting dock space to boats at the marina.
2. Upon information and belief, the Defendant, Paul A. Davis, is a resident of Newberry, South Carolina, and is owner of the Vessel, "Grand Cru."
3. The Defendant, Vessel, "Grand Cru," bearing Official No. 1056595 is a 1997 45' Hunter sailboat kept and maintained in Charleston County (hereinafter the "Vessel").
4. On or around May 27, 2008, the Plaintiff and the Defendant, Paul A. Davis, entered into a written license dockage agreement (hereinafter the "Contract" a copy of which is attached hereto) for the Vessel.
5. The Plaintiff has provided dockage for the Vessel as required by the Contract.
6. The Defendant, Paul A. Davis, breached the Contract by failing to pay the monthly rental as agreed, and is indebted to the Plaintiff in the amount in excess of \$11,500.00.
7. As a direct and proximate result of the aforesaid breach of contract, the Plaintiff has incurred damages actual damages in excess of \$11,500.00, and is continuing to be damaged by the



Defendant's continued failure to pay dockage while refusing to remove the vessel from Sunset Cay Marina.

8. The Vessel is responsible for the dockage costs in the event that Davis does not pay the dockages required by the Contract.

WHEREFORE, the Plaintiff prays for judgment against the Defendants for \$7,500.00 (the jurisdictional limits of this Court), plus prejudgment interest, the cost of this action, attorney's fees as may be allowed at law and for such other and further relief as this Court deems just and proper not to exceed the jurisdictional limits of this Court.

ROGERS TOWNSEND & THOMAS, P.C.



William A. Scott (SC Bar # 15148)
Francis M. Ervin, II (SC Bar # 70900)
775 St. Andrews Blvd.
Charleston, South Carolina 29407
(843) 556-5656
Fax: (843) 556-5635
ATTORNEYS FOR PLAINTIFF

Dated this 6th day of March, 2012.

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON995 MORRISON DRIVE
CHARLESTON, SC 29403CHARLESTON HARBOR
RESORT & MARINA

c/o WILLIAM A. SCOTT, ESQ.

Plaintiff

VS. PAUL DAVIS

Defendant

775 ST. ANDREWS BLVD.

Street Address

Street Address

CHARLESTON, S.C. 29407

City

State

Zip

City

State

Zip

(843) 556-5656

Phone

Phone

SMALL CLAIMS COURT
SUMMONS

DATE: JANUARY 16, 2009

TO: PAUL DAVIS, Defendant

You are hereby notified that the Plaintiff has filed a claim and is asking for judgment against you as stated in the complaint.

You must present an answer to this complaint within thirty (30) days after service of this complaint upon you. If you do not answer, judgment by default may be entered against you. Your answer must be filed in writing to the Small Claims Court prior to the expiration of the 30 days. A clerk is available to assist you at the Small Claims Court from 8:30 a.m. to 4:30 p.m., Monday through Friday.

The Court will schedule a hearing on this claim at the time your answer is filed. If you have witnesses, books, receipts or other writings bearing on this claim, you must bring them with you at the time of the hearing or they will not be considered. If you wish to have witnesses called to court, see the Clerk of the Small Claims Court for assistance.

If you have a claim against the Plaintiff arising out of the same matter, you must file it with the Court at the time you file your answer.

MAGISTRATE, SMALL CLAIMS COURT

ROGERS TOWNSEND & THOMAS, PC
775 ST. ANDREWS BOULEVARD
CHARLESTON, SOUTH CAROLINA 29407
P 843.556.5656 F 843.556.5635
W RTT-LAW.COM

WILLIAM A. SCOTT
BSCOTT@RTT-LAW.COM

FRANCIS M. ERVIN II
FRANCIS.ERVIN@RTT-LAW.COM
SC, MA



ROGERS TOWNSEND
ATTORNEYS AT LAW

June 8, 2012

Wendy J. Keefer, Esquire
Keefer & Keefer, LLC
1643-B Savannah Highway, Suite 226
Charleston, SC 29407

RE: Sunset Cay Marina v. Paul A. Davis and the Vessel names "Grand Cru"
Case No.: 2012-CV-1010600380

FOR SETTLEMENT PURPOSES ONLY

Dear Wendy:

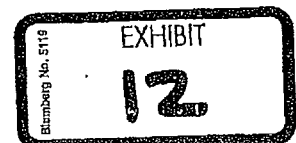
I am in receipt of your letter dated June 6, 2012 and provide the following response on behalf of Sunset Cay Marina. Mr. Davis currently owes \$16,291.00 for past due slip fees. Sunset Cay Marina will agree to settle this case by payment of \$7,500.00 provided payment is received within ten (10) days and the vessel is removed from the Marina at the time of payment. Payment must be by certified funds.

With regards to the alleged damage to the vessel, the lease agreement provides that the Marina is not liable for any damage to the vessel. Further, the only damage the Marina could possibly be responsible for is the repair to the gel-coat for \$835.00. The other work identified in the estimate is necessary for the normal care and maintenance of the vessel. The vessel has not been maintained properly and is in poor condition.

With regard to taking the vessel, the Marina has a possessory lien on the vessel under Admiralty law and State law, Section 29-15-10, lien for repairs or storage, sale of articles.

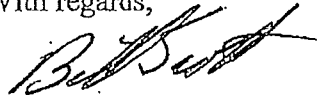
If a counterclaim is filed, and the case removed to Circuit Court, an amended Complaint will be filed for the full amount owed for the past due slip fees, attorney's fees and costs, and to foreclose and sell the vessel under Admiralty law and South Carolina law, Section 29-9-10.

Mr. Davis has a history of failing to pay slip rental fees for the vessel. There is an existing judgment against Mr. Davis in favor of Charleston Harbor Resort and Marina for \$5,286.56 for failure to pay slip rental while the vessel was at that marina. Mr. Davis' contention that he is not liable for slip rental fees to Sunset Cay Marina and that the Marina is responsible for any damage is simply unfounded.



Please contact me if you have any questions or would like to discuss this matter.

With regards,

A handwritten signature in black ink, appearing to read 'Bill Scott', written in a cursive style.

William A. Scott

WAS/ib

cc: Sunset Cay Marina



lynn davis <davis979@gmail.com>

Fw: Sunset Cay Marina v. Paul Davis, et al.

Wendy Keefer <wendykeefer@yahoo.com>
Reply-To: Wendy Keefer <wendykeefer@yahoo.com>
To: lynn davis <davis979@gmail.com>

Mon, Jun 11, 2012 at 12:00 PM

Please see attached letter in response to the one I sent last week. Also see the email below. Though I think filing a counterclaim for the full amount of the repairs and removing this matter to circuit court might put more pressure on the other side to consider resolving this matter, it will also expose you to much more potential liability. For that reason, I think the best course of action is likely to file a counterclaim for the \$7,500 magistrate's court limit and seek to offset any amounts owed. Please note also that they are not willing to permit the vessel to be moved as I suspect if a verdict for the \$7,500 sought in magistrate's court is obtained and a jury fails to find the marina owes you for the boat damage they will use the lien on the vessel to collect that debt. Let me know what you think.

It is clear they believe they are not responsible for the damage; I, however, read the agreement as their not being responsible to damage that merely occurs while there. It certainly does not alleviate their responsibility for their own actions causing damage to the vessel. If this matter is tried in the magistrate's court we will likely want someone, perhaps from Detyens, to be able to testify to the likely source of the damage (i.e., that the damages for which repair is sought are not due to wear and tear and poor maintenance).

Sincerely,

Wendy J. Keefer
Keefer & Keefer, LLC
1643B Savannah Hwy, Suite 226
Charleston, SC 29407
(843) 801-2414 (direct dial)
(843) 860-1534 (mobile)
wendy@keeferlandkeefer.com
wendykeefer@yahoo.com

The communications contained in this email are or may be attorney-client privileged or protected by the attorney work product privilege. If you receive this email in error, please delete it and notify the sender immediately. Thank you.

— Forwarded Message —

From: Bill Scott <Bill.Scott@rt-law.com>
To: 'Wendy Keefer' <wendykeefer@yahoo.com>
Sent: Monday, June 11, 2012 11:40 AM
Subject: RE: Sunset Cay Marina v. Paul Davis, et al.

Wendy:

Please see the attached letter mailed last week. I would like to think this is a matter that could and should be resolved, however, I don't expect that it will be unless Mr. Davis agrees to pay his debts.

Please call me if you would like to discuss this matter.

Thanks. Bill Scott



Bill Scott

Direct 843.556.5656
Fax 843.556.5635

<https://mail.google.com/mail/h/111hls31610a7/?&v=pt&msg=137dc47b79c25c6d>

6/11/2012

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Sunset Cay Marina,

Plaintiff,

v.

Paul A. Davis and the Vessel named
"Grand Cru," *in personam*,

Defendants.

IN THE MAGISTRATE'S COURT

CASE NO.: 2012-cv-1010600380

JUN 25 2012

**DEFENDANTS'
ANSWER AND COUNTERCLAIM**

JURY TRIAL DEMANDED

Defendants, Paul A. Davis and the Vessel named "Grand Cru" (collectively "Defendants" or "Davis"), by and through their undersigned counsel, do hereby answer the Plaintiff's Complaint by denying each and every allegation not herein expressly admitted, and reserving all rights to amend this Answer and Counterclaim pursuant to court rules, and by responding to Plaintiff's allegations as follows:

1. Upon information and belief, Defendants admit the allegations of Paragraph 1 of Plaintiff's Complaint.
2. Defendants admit the allegations of Paragraph 2 of Plaintiff's Complaint.
3. Answering the allegations in Paragraph 3 of Plaintiff's Complaint, Defendants crave reference to the actual specifications of the relevant vessel, but upon information and belief admit those allegations.
4. Answering the allegations of Paragraph 4 of Plaintiff's Complaint, Defendants crave reference to the actual Visitor Dockage Agreement for the terms thereof.
5. Answering the allegations of Paragraph 5 of Plaintiff's Complaint, Defendants admit that dockage was provided for the Vessel but deny that



such dockage was provided as required by the Visitor Dockage Agreement to the extent that damage was inflicted to the Vessel as a result of Plaintiff's intentional acts.

6. Answering the allegations of Paragraphs 6 and 7 of Plaintiff's Complaint, Defendants admit that they failed to pay all dockage fees due but have insufficient information and knowledge at this time to know the amount due for such dockage and deny that dockage fees are due for the period of time Defendants were prohibited by Plaintiff from moving the Vessel from the Plaintiff's marina.

7. The allegations of Paragraph 7 of Plaintiff's Complaint state conclusions of law, which conclusions Defendants are required neither to admit nor deny.

8. Further answering the Complaint and as a **COUNTERCLAIM** against Plaintiff, Defendants assert and allege that actions taken by Plaintiff, due either to the intentional acts or negligence of Plaintiff, resulted in damages to the Vessel, which property damages are in excess of the \$7,500 sought by Plaintiff in this matter. Therefore, Defendants are entitled to payment by Plaintiff for the damages caused to the vessel. Waiving any excess over this Court's jurisdictional limit, Defendants hereby assert they are entitled to judgment in their favor for \$7,500.

WHEREFORE, Defendants have fully responded to Plaintiff's Complaint and asserted counterclaims against Plaintiff. Defendants respectfully request this Honorable Court enter judgment in their favor, dismissing any and all claims of

Plaintiff, and awarding them damages, attorneys' fees and costs as the Court deems appropriate.

June 12, 2012



Wendy J. Keefer
Keefer & Keefer, LLC
1643B Savannah Hwy., Suite 226
Charleston, South Carolina 29407
(843) 801-2414 (direct dial)
(843) 225-7635 (facsimile)
wendy@keeferandkeefer.com

ATTORNEYS FOR DEFENDANTS

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and accurate copy of the foregoing Defendants' Answer and Counterclaim was served on Plaintiff, via email and U.S. Mail postage prepaid, on June 12, 2012, at the address below:

William A. Scott
Francis M. Ervin, II
775 St. Andrews Blvd.
Charleston, SC 29407



Wendy J. Keefer

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

SUNSET CAY MARINA,

Plaintiff(s)

vs.

PAUL A. DAVIS and the VESSEL named
"GRAND CRU," in personam,

Defendant(s)

IN THE COURT OF COMMON PLEAS

CIVIL ACTION COVERSHEET

12-CP - 10- 0204

(Please Print)

Submitted By: WILLIAM A. SCOTT

Address: ROGERS TOWNSEND & THOMAS, P.C.
775 ST. ANDREWS BLVD., CHARLESTON, SC 29407

SC Bar #: 15148

Telephone #: 843-556-5656

Fax #: 843-556-5635

Other: -

E-mail: bill.scott@rtt-law.com

NOTE: The cover sheet and information contained herein neither replaces nor supplements the filing and service of pleadings or other papers as required by law. This form is required for the use of the Clerk of Court for the purpose of docketing. It must be filled out completely, signed, and dated. A copy of this cover sheet must be served on the defendant(s) along with the Summons and Complaint.

DOCKETING INFORMATION (Check all that apply)

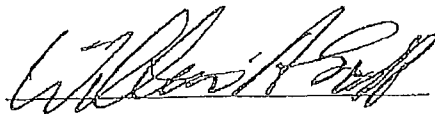
*If Action is Judgment/Settlement do not complete

- ☒ JURY TRIAL demanded in complaint. ☐ NON-JURY TRIAL demanded in complaint.
☐ This case is subject to ARBITRATION pursuant to the Court Annexed Alternative Dispute Resolution Rules.
☐ This case is subject to MEDIATION pursuant to the Court Annexed Alternative Dispute Resolution Rules.
☐ This case is exempt from ADR. (Proof of ADR/Exemption Attached)

NATURE OF ACTION (Check One Box Below)

- | | | | |
|--|---|---|--|
| Contracts | Torts - Professional Malpractice | Torts - Personal Injury | Real Property |
| ☐ Constructions (100) | ☐ Dental Malpractice (200) | ☐ Assault/Slander/Label (300) | ☐ Claim & Delivery (400) |
| ☐ Debt Collection (110) | ☐ Legal Malpractice (210) | ☐ Conversion (310) | ☐ Condemnation (410) |
| ☐ Employment (120) | ☐ Medical Malpractice (220) | ☐ Motor Vehicle Accident (320) | ☐ Foreclosure (420) |
| ☐ General (130) | ☐ Notice/ File Med Mal (230) | ☐ Premises Liability (330) | ☐ Mechanic's Lien (430) |
| ☒ Breach of Contract (140) | ☐ Other (299) | ☐ Products Liability (340) | ☐ Partition (440) |
| ☐ Other (199) | | ☐ Personal Injury (350) | ☐ Possession (450) |
| | | ☐ Wrongful Death (360) | ☐ Building Code Violation (460) |
| | | ☐ Other (399) | ☐ Other (499) |
-
- | | | | |
|--|--|---|--|
| Inmate Petitions | Judgments/Settlements | Administrative Law/Relief | Appeals |
| ☐ PCR (500) | ☐ Death Settlement (700) | ☐ Reinstate Driver's License (800) | ☐ Arbitration (900) |
| ☐ Sexual Predator (510) | ☐ Foreign Judgment (710) | ☐ Judicial Review (810) | ☐ Magistrate-Civil (910) |
| ☐ Mandamus (520) | ☐ Magistrate's Judgment (720) | ☐ Relief (820) | ☐ Magistrate-Criminal (920) |
| ☐ Habeas Corpus (530) | ☐ Minor Settlement (730) | ☐ Permanent Injunction (830) | ☐ Municipal (930) |
| ☐ Other (599) | ☐ Transcript Judgment (740) | ☐ Forfeiture (840) | ☐ Probate Court (940) |
| | ☐ Lis Pendens (750) | ☐ Other (899) | ☐ SCDOT (950) |
| | ☐ Other (799) | | ☐ Worker's Comp (960) |
| | | | ☐ Zoning Board (970) |
| | | | ☐ Administrative Law Judge (980) |
| | | | ☐ Public Service Commission (990) |
| | | | ☐ Employment Security Comm (991) |
| | | | ☐ Other (999) |
-
- | | |
|--|---|
| Special/Complex /Other | |
| ☐ Environmental (600) | ☐ Pharmaceuticals (630) |
| ☐ Automobile Arb. (610) | ☐ Unfair Trade Practices (640) |
| ☐ Medical (620) | ☐ Out-of State Depositions (650) |
| ☐ Other (699) | |

Submitting Party Signature:



Date: September 21, 2012

Note: Frivolous civil proceedings may be subject to sanctions pursuant to SCRCP, Rule 11, and the Frivolous Civil Proceedings Sanctions Act, S.C. Code Ann. §15-36-10 et seq.



STATE OF SOUTH CAROLINA)

IN THE COURT OF COMMON PLEAS

COUNTY OF CHARLESTON)

CASE NO. 2012-CP-10-

SUNSET CAY MARINA,)

Plaintiff,)

SUMMONS

(JURY TRIAL DEMAND)

vs.)

(Breach of Contract - Foreclosure on Vessel)

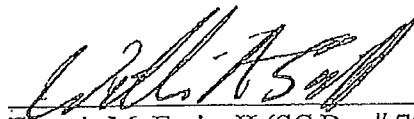
PAUL A. DAVIS and the)
VESSEL named "GRAND CRU,")
in personam,)

Defendants.)

FILED
2012 SEP 24 PM 4:19
LILLIE J. ARMSTRONG
CLERK OF COURT

TO THE DEFENDANTS ABOVE NAMED:

YOU ARE HEREBY SUMMONED AND REQUIRED to file with the Clerk of Court an answer to the Complaint in the above-captioned case, a copy of which is herewith served upon you, and to serve a copy of your Answer to the subscriber at the office of ROGERS TOWNSEND & THOMAS, P.C., 775 St. Andrews Blvd., Charleston, South Carolina 29407, within thirty (30) days after the service hereof, exclusive of the day of service. If you fail to answer or otherwise plead within the time aforesaid, the Plaintiff herein will apply to the Court for the relief demanded in the Verified Complaint.



Francis M. Ervin, II (SC Bar # 70900)

William A. Scott (SC Bar # 15148)

Rogers Townsend & Thomas, P.C.

775 St. Andrews Blyd.

Charleston, SC 29407

(843) 556-5656

ATTORNEY FOR PLAINTIFF

Dated this 21st day of September, 2012.

STATE OF SOUTH CAROLINA)

IN THE COURT OF COMMON PLEAS

COUNTY OF CHARLESTON)

CASE NO. 2012-CP-10-

SUNSET CAY MARINA,)

Plaintiff,)

vs.)

PAUL A. DAVIS and the
VESSEL named "GRAND CRU,"
in personam,)

Defendants.)

COMPLAINT

(JURY TRIAL DEMAND)

(Breach of Contract – Foreclosure on Vessel)

FILED
2012 SEP 24 PM 4:19
JESSIE J. ARMSTRONG
CLERK OF COURT

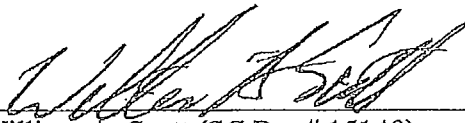
The Plaintiff herein, complaining of the Defendants herein, would allege and show as follows:

1. The Plaintiff, Sunset Cay Marina (hereinafter "Plaintiff"), is a marina located on Folly Beach, South Carolina, and is in the business of renting dock space to boats at the marina.
2. Upon information and belief, the Defendant, Paul A. Davis (hereinafter "Davis"), is a resident of Newberry, South Carolina, and claims to be the owner of the Vessel, "Grand Cru," but the applicable vessel registration or documentation does not show Davis as the true owner of the Vessel.
3. The Defendant, Vessel "Grand Cru," bearing Official No. 1056595, is a 1997 45' Hunter sailboat kept and maintained in Charleston County (hereinafter the "Vessel").
4. On or around May 27, 2008, the Plaintiff and the Defendant, Paul A. Davis, entered into a written license dockage agreement (Exhibit A attached hereto) for the Vessel.
5. The Plaintiff has provided dockage for the Vessel as required by the Contract.
6. Davis breached the Contract by failing to pay the monthly rental as agreed and is indebted to the Plaintiff in the amount in excess of \$16,219.00, plus attorneys' fees and costs as may be allowed at law.

7. The Plaintiff duly filed and served its Statement for Lien on a Vessel, with such lien being filed in Book 0261 Page 459 at the RMC Office for Charleston County, with said Statement For Lien on a Vessel attached hereto as Exhibit "B."
8. As a direct and proximate result of the aforesaid breach of contract, the Plaintiff has incurred actual damages in excess of \$16,291.00 and is continuing to be damaged by Davis' continued failure to pay dockage while refusing to remove the Vessel from Sunset Cay Marina.
9. The Vessel is responsible for the dockage costs in the event that Davis does not pay the dockage required by the Contract, and the Plaintiff is entitled to have the Vessel auctioned off by the Court to pay the debt pursuant to Section 29-9-10, *et seq.*

WHEREFORE, Plaintiff prays that Defendants' Counterclaim be dismissed with prejudice, and the Plaintiff prays for judgment against the Defendants for \$16,291.00, plus prejudgment interest, the cost of this action, attorney's fees as may be allowed at law, and for such other and further relief as this Court deems just and proper, including an Order requiring the Vessel be sold by the Court to satisfy the debt owed to the Plaintiff.

ROGERS TOWNSEND & THOMAS, P.C.



William A. Scott (SC Bar # 15148)
Francis M. Ervin, II (SC Bar # 70900)
775 St. Andrews Blvd.
Charleston, South Carolina 29407
(843) 556-5656
Fax: (843) 556-5635
ATTORNEYS FOR PLAINTIFF

Dated this 21st day of September, 2012.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)
)
SUNSET CAY MARINA,)
)
Plaintiff,)
)
v.)
)
PAUL A. DAVIS and the VESSEL)
named "GRAND CRU," *in personam*,)
)
Defendants.)
_____)

IN THE COURT OF COMMON PLEAS

CASE NO. 2012-CP-10-6204

DEFENDANTS' ANSWER AND
COUNTERCLAIM

JURY TRIAL DEMANDED

2012 NOV 20 PM 2:30
JULIE J. ARMSTRONG
CLERK OF COURT
BY _____

FILED

Defendants, Paul A. Davis and the Vessel named "Grand Cru" (collectively "Defendants" or "Davis"), do hereby answer the Plaintiff's Complaint by denying each and every allegation not herein expressly admitted, and reserving all rights to amend this Answer and Counterclaim pursuant to court rules, and by responding to Plaintiff's allegations as follows:

1. Upon information and belief, Defendants admit the allegations of Paragraph 1 of Plaintiff's Complaint.
2. Answering the allegations of Paragraph 2 of Plaintiff's Complaint, Defendants admit that Davis is a resident of Newberry and answers and asserts that an entity owned solely by Davis is the registered owner of the vessel but that the entity no longer exists or operates and that its property is now the property of Davis.
3. Answering the allegations of Paragraph 3 of Plaintiff's Complaint, Defendants crave reference to the actual vessel specifications but, upon information and belief, answer the allegations of paragraph 3.



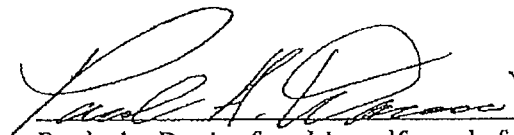
4. Answering the allegations of Paragraph 4 of Plaintiff's Complaint, Defendants crave references to the actual documents described in that paragraph for the date and terms, but admit that Exhibit A to the Plaintiff's Complaint appears to be a copy of said document.
5. Answering the allegations of Paragraph 5 of Plaintiff's Complaint, Defendants admit that dockage has been provided but further assert that damages to the vessel Grand Cru occurred as a direct result of actions by Plaintiff.
6. Answering the allegations of Paragraph 6 of Plaintiff's Complaint, Defendants admit that due to financial difficulties payments did get behind as relates to the vessel's dockage at Plaintiff's facility, but has insufficient information at this point as to the amount currently owed. Defendants further deny that Plaintiff is entitled by law or by contract to any attorneys' fees or costs.
7. Answering the allegations of Paragraph 7 of Plaintiff's Complaint, Defendants crave reference to the document referenced for the terms and validity of said document.
8. Answering the allegations of Paragraph 8 of Plaintiff's Complaint, Defendants again admit that payments were missed in connection with the dockage of the vessel Grand Cru at Plaintiff's facility, but deny that any continuing fees are the result of Defendants' action or inaction, as Defendant Davis has offered and requested the ability to remove the vessel from Plaintiff's facility in order to avoid further dockage fees and damages to Plaintiff.

9. The allegations of Paragraph 9 of Plaintiff's Complaint state conclusions of law that Defendants are required neither to admit nor deny.

10. Further answering the Complaint and as a **COUNTERCLAIM** against Plaintiff, Defendants assert and allege that actions taken by Plaintiff, due either to the intentional acts or negligence of Plaintiff, resulted in damages to the Vessel Grand Cru, which property damages are in excess of the damages sought by Plaintiff in this matter. Therefore, Defendants are entitled to payment by Plaintiff for the damages caused to the vessel and are entitled to a set off of any damages to which Defendants may be entitled in this action.

WHEREFORE, Defendants have fully responded to Plaintiff's Complaint and asserted counterclaims against Plaintiff, Defendants respectfully request this Honorable Court enter judgment in their favor, dismissing any and all claims of Plaintiff, and awarding them damages, attorneys' fees and costs as the Court deems appropriate.

November 20, 2012


Paul A. Davis for himself and for the
Vessel Grand Cru
14639 C.R. Koon HWY
Newberry, SC 29108
803.321.7414
davis979@gmail.com

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF SOUTH CAROLINA
CHARLESTON DIVISION.
IN ADMIRALTY

CHESAPEAKE VENTURE CORP.,)
And PAUL A. DAVIS,)
)
Plaintiffs,)
)
v.) 2:13-cv- 01657 - DCN
)
SUNSET CAY MARINA, SUNSET)
CAY COMMERCIAL, LLC, and)
GARY SCHWAB,)
)
Defendants.)
) (Non Jury)

PLAINTIFFS' ORIGINAL COMPLAINT

COME NOW Chesapeake Venture Corp. and Paul A. Davis, Plaintiffs in the above captioned action, and, complaining of Defendants, show this Honorable Court as follows:

1. This is an action for conversion of and damage to a vessel afloat upon the navigable waters near Folly Beach, Charleston County, South Carolina and is an admiralty and maritime claim within the meaning of Rule 9(h) of the Federal Rules of Civil Procedure; Plaintiffs invoke the original admiralty jurisdiction of this Honorable Court pursuant to 28 U.S.C. § 1333(1).

2. This case is governed by the General Maritime Law of the United States, and laws supplemental thereto and amendatory thereof.



3. At all times material hereto, Chesapeake Venture Corp. ("Chesapeake") was and is a business corporation formed under and existing by virtue of the laws of Delaware.

4. At all times material hereto, Chesapeake was owner of record of the U.S. Flag sailing vessel GRAND CRU (Official Number 1056595) ("the vessel").

5. On or about May 26, 2005 Chesapeake chartered the vessel to Paul A. Davis ("Davis"), a citizen of South Carolina, who has operated the vessel since that time.

6. On information and belief at all times material, Defendant Sunset Cay Marina was and is a business entity with a place of business at 66 West 9th Street Extension, Folly Beach, South Carolina 29439.

7. On information and belief at all times material hereto, Defendant Sunset Cay Commercial, LLC ("Commercial") was and is a domestic limited liability company with a principal place of business at 66 West 9th Street Extension, Folly Beach, South Carolina 29439.

8. On information and belief at all times material hereto, Commercial was and is the owner and operator of Sunset Cay Marina. Alternatively, another entity was and is the owner and operator of Sunset Cay Marina.

9. On information and belief at all times material hereto, Defendants have been doing business as Sunset Cay Marina

("Marina").

10. On information and belief at all times material, Chris Kleinhans ("Kleinhans") was and is employed as manager of Marina.

11. On information and belief at all times material hereto, Defendant Gary Schwab ("Schwab") was and is deeded owner of Slip D-4, Sunset Cay Marina Horizontal Property Regime ("Slip D-4").

12. On information and belief at all times material hereto, Schwab contracted with Marina for Marina to act as Schwab's agent to collect dockage for Schwab for use of Slip D-4 by one or more vessels in navigation.

13. On information and belief at all times material hereto, Marina agreed to receive and did in fact receive dockage payments for Schwab for use of Slip D-4.

14. On or about May 27, 2008 Davis entered into a maritime contract with Marina, as agent for Schwab, for dockage for the vessel at Slip D-4.

15. The contract between Davis and Marina did not provide a security agreement or other contractual provision allowing Marina to maintain possession of the vessel in case of Davis' nonpayment of dockage.

16. The contract between Davis and Marina did not contain a choice of law provision.

17. Davis paid dockage of \$427.50 per month for the months

of June through December, 2008 and for the months of January through March, 2009.

18. At Marina's direction, Davis made his checks for dockage payable to "Gary Schwab."

19. On information and belief Davis' checks for dockage were negotiated by Schwab.

20. In or about May 2009, Davis began to get behind with his agreed dockage payments.

21. On or about May 3, 2010, Defendants, by and through their agent Diana Clark, agreed to reduce the monthly dockage for Slip D-4 to \$400.00 per month.

22. In or about July, 2010, without permission from Plaintiffs, Defendants chained the vessel to the dock at Slip D-4 with a rusty chain.

23. From July, 2010 through the present, Defendants have refused to allow Davis to remove the vessel for repairs, to avoid additional dockage charges, or for any purpose.

24. Due to Defendants' negligence in chaining the vessel to the dock with a rusty chain, the vessel sustained damage, including to the gelcoat and fiberglass of the hull in several areas.

25. On or about March 20, 2011, Defendants removed the rusty chain from the vessel.

26. Although Defendants removed the rusty chain from the vessel on or about March 20, 2011, Defendants have continued to refuse to allow Davis or Chesapeake to remove the vessel for any purpose.

27. On or about March 12, 2012, Defendants commenced litigation ("collection action") against Davis in the Magistrate's Court for collection of unpaid dockage.

28. On or about September 24, 2012 the collection action was moved to the Court of Common Pleas.

29. Defendants continue to refuse Plaintiffs and their agents access to the vessel for maintenance and repairs.

FOR A FIRST CAUSE OF ACTION
(Conversion)

30. Plaintiffs repeat the above allegations as fully as if set forth herein verbatim.

31. By July, 2010 Davis was behind with his agreed dockage payments.

32. In or about July, 2010, Chesapeake was owner of record of the vessel and Davis was charterer of the vessel.

33. At that time, Plaintiffs were entitled to possession of the vessel, Chesapeake by virtue of its title and Davis by virtue of his charter.

34. In or about July, 2010, Defendants chained the vessel to the dock at Slip D-4.

35. At that time, no contract, statute, or case law gave Defendants the legal right to chain the vessel to the dock.

36. Defendants failed to follow proper procedure to enforce their maritime lien for dockage.

37. From July, 2010 through March 20, 2011, Defendants kept the vessel chained to the dock.

38. From July, 2010 through the present, Defendants have maintained exclusive possession of and control over the vessel.

39. Multiple times since July, 2010, Plaintiffs, through counsel, have demanded possession of the vessel.

40. From July, 2010 through the present, Defendants have refused Plaintiffs' demands for possession of the vessel.

41. From July, 2010 through the present, Defendants have detained the vessel and refused to allow Plaintiffs to remove the vessel for repairs, to avoid additional dockage charges, or for any purpose.

42. From July, 2010 through the present, Defendants have exercised unauthorized control over the vessel and have converted the vessel to their own use.

43. From July, 2010 through the present, Defendants have refused Plaintiffs and their agents access to the vessel for maintenance and repairs.

44. Defendants' said control and use of the vessel were without Plaintiffs' permission.

45. Defendants' conversion of Plaintiffs' vessel has proximately caused damages to Plaintiffs measured by the value of the vessel (estimated to be \$175,000.00) with interest at the legal rate.

46. Because Defendants' actions in converting Plaintiffs' vessel was in reckless indifference to the Plaintiffs' rights, Plaintiffs are entitled to punitive damages in an amount considered by the Court sufficient to punish Defendants and to deter Defendants and others similarly situated from engaging in such conduct in the future.

FOR A SECOND CAUSE OF ACTION
(Negligence - Property Damage)

47. Plaintiffs repeat the above allegations as fully as if set forth herein verbatim.

48. Defendants owed Davis and Chesapeake a duty to use reasonable care not to damage the vessel.

49. In or about July, 2010, Defendants breached their duty of care to Plaintiffs in the following respects:

a. Defendants failed to properly secure the vessel to the dock without damage;

b. Defendants failed to use a proper vinyl coated chain or cable to secure the vessel to the dock without damage;

c. Defendants failed to protect the hull, gel coat, and fiberglass of the vessel from damage;

d. Defendants negligently used a rusty chain to secure the vessel;

e. Defendants failed to prevent abrasion to and rust staining of the vessel's hull;

f. Defendants failed to select knowledgeable and competent employees to secure the vessel;

g. Defendants failed to use proper protective layers and devices to avoid damage and rust staining of the vessel;

h. Defendants, having damaged and stained the hull of the vessel with a rusty chain, failed to use reasonable care to repair the damage;

i. Defendants failed to be careful to avoid damage to the vessel;

j. Defendants failed to exercise due care for the structural integrity of the vessel while chaining the vessel to the dock;

k. Defendants failed to maintain and repair the vessel;

l. Defendants failed to allow Plaintiffs and their agents to maintain and repair the vessel; and

m. Such other and further negligence and recklessness as may come to light in discovery or may be proved upon the trial of this action.

50. Defendants' said negligence has directly and proximately caused damages to the vessel.

51. As a direct and proximate result of Defendants' negligence Plaintiffs have suffered and will in the future suffer damages measured by the fair and reasonable costs to repair the vessel, including:

- a. from chaining the vessel to the dock with a rusty chain, abrasion and rust staining of the gelcoat and fiberglass of the hull in several areas, repair costs for which have been estimated by Ross Marine, LLC to be approximately \$45,000.00;

- b. possible damage to the structural integrity of the vessel, repair costs unknown;

- c. possible additional damages unknown to Plaintiffs at this time, repair costs unknown;

- d. maintenance and routine repairs prevented by Defendants, repair costs unknown.

52. Because Defendants' reckless conduct proximately caused damage to the vessel in the above respects, Plaintiffs are entitled to an award of punitive damages in an amount considered by the Court sufficient to punish Defendants and to deter Defendants and others similarly situated from engaging in such conduct in the future.

FOR A THIRD CAUSE OF ACTION

(Davis' Claim Against Sunset Cay Investment Co., LLC for Violations of the Fair Debt Collection Practices Act, 15 U.S.C. § 1601, et seq.)

53. Plaintiffs repeat the above allegations as fully as if set forth herein verbatim.

54. At all times material hereto, Davis was and is a consumer within the meaning of the Fair Debt Collection Practices Act, 15 U.S.C. § 1601, et seq. ("the Act").

55. At all times material hereto, Investment Co., LLC was and is acting as a debt collector within the meaning of the Act, by attempting to collect, inter alia, a debt due to another ("subject debt").

56. Defendants had no right under contract, statute, or case law to enforce a possessory lien against the vessel, a U.S. Flag vessel on navigable waters.

Dispossession or Disablement - no security interest

57. For the past year, Investment Co., LLC has violated § 1692f(6)(A) of the Act, by using unfair or unconscionable means to collect or attempt to collect the subject debt, specifically, by taking or threatening to take nonjudicial action to effect dispossession or disablement of the vessel, where Defendants have no present right to possession of the vessel claimed as collateral through an enforceable security interest.

Dispossession or Disablement - property exempt by law

58. For the past year, Investment Co., LLC has violated § 1692f(6)(C) of the Act, by using unfair or unconscionable means to collect or attempt to collect the subject debt, specifically, by taking or threatening to take nonjudicial action to effect dispossession or disablement of the vessel, where the vessel is exempt by law from such dispossession or disablement. *The GLIDE*, 167 U.S. 606 (1897) (finding a Massachusetts state vessel lien statute nearly identical to S.C. Code Ann. § 29-9-10 et seq. enforceable only in federal court).

59. On information and belief at all times material hereto, Defendants maintained regular books and records, the entries in said books and records being made in the ordinary course of business, and that said books and records showed Davis' account accurately and in detailed fashion setting forth each charge on said account and setting forth each payment on said account.

False Representation - payment history

60. On or about May 21, 2013, Investment Co., LLC violated § 1692e(8) and (10) of the Act, by communicating into the public record credit information which was known by Defendants to be false, and by using a false representation and deceptive means to collect or attempt to collect any debt, when, in support of Defendants' position in the collection action, Defendants filed in the Court of Common Pleas an Affidavit of Chris Kleinhans.

61. The Affidavit of Chris Kleinhans falsely states, "Mr. Davis has failed to pay the required dockage fee since late 2008. . . ."

62. In fact Davis had made a dozen or more payments since 2008.

63. On information and belief, Defendants' books and records showed that Davis had made a dozen or more payments since 2008.

64. The said statement in the Affidavit of Chris Kleinhans is a false or misleading representation and constitutes credit information which is known to be false within the meaning of the statute.

65. The said false Affidavit remains filed in the public record.

66. Because of Investment Co., LLC's said violations of the Act, Davis has suffered humiliation, embarrassment, and mental anguish, and emotional distress and is entitled to all actual damages proved, additional damages of \$1,000.00, and an award of reasonable attorneys' fees and costs.

Prayer

WHEREFORE Plaintiffs pray for judgment against Defendants and in favor of Plaintiffs for all actual damages, special damages, general damages, presumed damages, statutory damages, additional damages, prejudgment interest, and punitive damages

allowed by the maritime law in an amount not less than \$220,000.00, and for judgment against Sunset Cay Investment Co., LLC and in favor of Paul A. Davis for all actual damages, additional damages, and reasonable attorneys' fees allowed by the Fair Debt Collection Practices Act, for declaratory relief declaring Plaintiffs' rights to immediate possession of the vessel, and for such other or further relief as may be in the interests of justice.

RESPECTFULLY SUBMITTED:

JOHN HUGHES COOPER, P.C.

By: /s/John Hughes Cooper
JOHN HUGHES COOPER, ESQUIRE
Federal Court ID 298
South Carolina Bar 1387
State Bar of Georgia 185986
shiplaw@jhcooper.com

JOHN TOWNSEND COOPER, ESQUIRE
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ATTORNEYS FOR PLAINTIFFS,
CHESAPEAKE VENTURE CORP. and
PAUL A. DAVIS

June 5, 2013
Mt. Pleasant, South Carolina

V E R I F I C A T I O N

PERSONALLY APPEARED Paul A. Davis, who, under penalty of perjury, deposes and says:

a) My name is Paul A. Davis and I am one of the Plaintiffs in the instant action. I am over 18, of sound mind, and a resident of South Carolina.

b) I have read the foregoing PLAINTIFF'S ORIGINAL COMPLAINT and know the contents thereof and the same are true and correct to the best of my knowledge, except as to the matters therein stated to be on information and belief, and as to those matters I believe them to be true.

c) The sources of my information and the grounds of my belief are, my personal knowledge, and documents in my possession.

d) The above statements are true and correct under penalty of perjury.


Paul A. Davis

06/05/13
Date

State of Delaware
Secretary of State
Division of Corporations
Delivered 03:33 PM 04/17/2013
FILED 03:33 PM 04/17/2013
SRV 130452219 - 3975891 FILE

**STATE OF DELAWARE
CERTIFICATE FOR RENEWAL
AND REVIVAL OF CHARTER**

The corporation organized under the laws of the State of Delaware, the charter of which was voided for non-payment of taxes and/or for failure to file a complete annual report, now desires to procure a restoration, renewal and revival of its charter pursuant to Section 312 of the General Corporation Law of the State of Delaware, and hereby certifies as follows:

1. The name of the corporation is CHESAPEAKE VENTURE CORP.
2. Its registered agent and registered office in the State of Delaware is:
CORPORATE SYSTEMS INC.
505 Brookfield Dr.
Dover DE 19901-6534 Kent County
3. The date of filing of the Corporation's original Certificate of Incorporation in Delaware was May 25, 2005.
4. The renewal and revival of the charter of this corporation is to be perpetual.
5. The corporation was duly organized and carried on the business authorized by its charter until March 1, 2008 at which time its charter became inoperative and void for non-payment of taxes and/or failure to file a complete annual report and the certificate for renewal and revival is filed by authority of the duly elected directors of the corporation in accordance with the laws of the State of Delaware.

DATED: April 17, 2013

BY: /s/ Paul A. Davis

Paul A. Davis, President



STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

IN THE COURT OF COMMON PLEAS
FOR THE NINTH JUDICIAL CIRCUIT
CIVIL ACTION 2009-JG-10-685

CHARLESTON HARBOR RESORT)
AND MARINA,)

Plaintiff,)

v.)

PAUL A. DAVIS,)

Defendant.)

AFFIDAVIT OF JOYCE LOCKHART

PERSONALLY APPEARED Joyce Lockhart who, first being duly sworn, deposes and says:

1. My name is Joyce Lockhart, I am a citizen of Delaware, over 18 years of age, of sound mind, and I make this affidavit of my own personal knowledge.

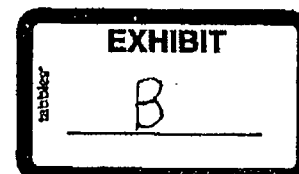
2. Since before 2006, I have been employed by Corporate Systems, Inc., 505 Brookfield Drive, Dover DE 19901.

3. Corporate Systems, Inc. has never been agent for Paul Davis. I have never been agent for Paul Davis.

4. Corporate Systems, Inc. has never been agent for service of process for Paul Davis. I have never been agent for service of process for Paul Davis.

5. I know Paul Davis as owner of Chesapeake Venture Corp.

6. Corporate Systems, Inc. is registered agent for Chesapeake Venture Corp.



7. The above statements are true and correct under penalty
of perjury.

8. Further Affiant sayeth naught.

Joyce Lockhart
Joyce Lockhart

Sworn to and Subscribed Before Me
This 10th Day Of June, 2013.

(SEAL)

Rebecca Ann Jaksch
Notary Public for State of DE
My Commission Expires: 1-14-17

Rebecca Ann Jaksch
Notary Public
State of Delaware
Com. Exp. Jan. 14, 2017

JAC-PC
8

THE STATE OF SOUTH CAROLINA
COURT OF APPEALS

RECEIVED
APR 23 2015
SC Court of Appeals

APPEAL FROM CHARLESTON COUNTY
COURT OF COMMON PLEAS

IN CASE NO. 2009-CP-1000685, THE HONORABLE MIKELL R. SCARBOROUGH

Case No. 2014-001345

CHARLESTON HARBOR RESORT & MARINA.....Respondent,

v.

PAUL DAVIS.....Appellant.

CERTIFICATE OF COUNSEL

The undersigned hereby certifies that the Record on Appeal contains all material proposed to be included by the Respondent and not any other matter.

PEDERSEN & SCOTT, P.C.


William A. Scott, Esq. (SC Bar#15148)
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Fax: (843) 556-5635
Email: bscott@pslawpc.com

Attorney for Respondent

Dated: April 22, 2015
Charleston, South Carolina

THE STATE OF SOUTH CAROLINA
COURT OF APPEALS

RECEIVED
APR 23 2015
SC Court of Appeals

APPEAL FROM CHARLESTON COUNTY
COURT OF COMMON PLEAS

IN CASE NO. 2009-CP-1000685, THE HONORABLE MIKELL R. SCARBOROUGH

Case No. 2014-001345

CHARLESTON HARBOR RESORT & MARINA.....Respondent,

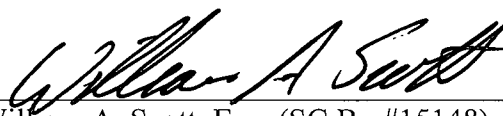
v.

PAUL DAVIS.....Appellant.

PROOF OF SERVICE

I certify that I served the Respondent's Record on Appeal, by depositing three bound copies of it in the United States Mail, postage prepaid, on April 22, 2015, addressed to Pro Se Paul Davis, 107 Averill Lane, Irmo, SC 29063.

PEDERSEN & SCOTT, P.C.


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Attorney for Respondent

Dated: April 22, 2015