

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

Charleston County School District, )  
 )  
Plaintiff, )

v. )

Clemson University and City of North )  
Charleston, )

Defendants. )

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

Project: Intermodal Container )  
Transfer Facility )

Tract: 11 )

South Carolina Department of Commerce, )  
Division of Public Railways, )

Condemnor, )

v. )

Clemson University, )

Landowner, )

and )

Charleston Naval Complex Redevelopment )  
Authority, )

City of North Charleston, )  
Commissioners of Public Works of the City )  
of Charleston, )

North Charleston Sewer District, )

BellSouth Telecommunications, Inc., )

Business Telecom, Incorporated, )

South Carolina Electric & Gas Company, )

and Charleston County School District, )

Other Condemnees. )

IN THE COURT OF COMMON PLEAS  
FOR THE NINTH JUDICIAL CIRCUIT

CIVIL ACTION NO. 2012-CP-10-5093

**CONSENT ORDER OF  
LIMITED REFERENCE  
AND SCHEDULING ORDER**

**RECEIVED**  
FEB 29 2016  
SC Court of Appeals

FILED  
2014 APR 25 AM 9:53  
JULIE J. ARMSTRONG  
CLERK OF COURT

CIVIL ACTION NO. 2010-CP-10-10495

The two above-captioned actions involve related matters. The first action, initiated by the Charleston County School District ("District"), involves its claim to certain real property where the District previously operated its Academic Magnet High School. The other action, which is a condemnation case initiated by the South Carolina Department of Commerce, Division of Public Railways ("Railways"), includes not only the same property at issue in the action initiated by the District, but also additional property. In the condemnation case, Clemson University ("Clemson") is listed as the Landowner in the caption, and the District is one of eight Other Condemnees.

There are several issues which are critical to deciding both of these cases. The parties all agree that in 1996, a sublease was entered into between the Charleston Naval Complex Redevelopment Authority ("RDA") and the District concerning the Academic Magnet High School. However, there are various issues about which the parties do not agree, and they are presented as follows: (1) whether the sublease expired; (2) how much property was covered by the sublease ("Property"); (3) whether the District had any rights to the Property after it was conveyed from the RDA to the City of North Charleston ("North Charleston"); (4) whether the District had any rights in the Property after the Property was conveyed from North Charleston to Clemson; and (5) whether the District had any rights in the Property at the time of the filing of the Notice of Condemnation in December of 2010.

The parties all agree that judicial economy and issue resolution consistency dictate that both cases should be stayed until these questions are answered. The parties have all also agreed that the matters at issue in this Order should be referred to a Limited Special Referee. The parties have all agreed that John Massalon, Esquire should be appointed as the Limited Special Referee, and he has agreed to this appointment. However, the parties agree this Court shall

maintain jurisdiction over and authority to hear discovery matters pertaining to these cases in the event the same should arise via Motion to Compel or otherwise even while these actions are stayed pending the outcome of the Limited Special Referee Hearing.

This list of issues to be referred to the Limited Special Referee may be amended by written agreement signed by all the parties hereto without further order from the Circuit Court. Once decided, these issues can then be applied in both the above-captioned actions. The role of the Limited Special Referee shall be to resolve only these specific issues, unless the list is expanded or limited, as set forth above. The parties recognize, and I concur, that since the purpose of this Order is to resolve specific issues which are germane to the above-captioned actions, any Order of the Limited Special Referee deciding those issues would not be appealable until the entire actions themselves are resolved by the Circuit Court.

While the parties have been conducting discovery for some time, they agree that discovery should only continue at this time on those matters relevant to this reference. To that end, they have agreed on the following scheduling deadlines:

1. The District shall identify all expert witnesses to be called in the reference hearing no later than April 4, 2014;
2. Railways, Clemson, and North Charleston shall identify all expert witnesses to be called in the reference hearing no later than April 11, 2014;
3. Discovery concerning the matters at issue in this reference shall be completed by July 12, 2014;
4. The hearing by the Limited Special Referee shall be held not before August 1, 2014;
5. Within 15 days after the Limited Special Referee has issued his final order, the

parties shall contact this Court and advise the Court as to their positions as to the impact of the Special Referee's decision on each of these cases, what issues remain in either of these cases, and a proposed scheduling order to complete discovery on those cases, including a date for mediation.

IT IS THEREFORE ORDERED THAT:

1. John Massalon, Esquire shall be appointed as Limited Special Referee in deciding the issues set forth above;
2. The scheduling deadline set forth above are adopted by this Court;
3. Both of the above-captioned actions are stayed, except for the matters assigned to the Limited Special Referee;
4. This Court shall maintain jurisdiction over and authority to hear discovery matters pertaining to these cases in the event the same should arise via Motion to Compel or otherwise even while these actions are stayed pending the outcome of the Limited Special Referee Hearing; and,
5. Within 15 days after the Limited Special Referee has issued his final order, the parties shall contact this Court and advise the Court as to their positions as to the impact of the Limited Special Referee's decision on each of these cases, what issues remain in either of these cases, and a proposed scheduling order to complete discovery on those cases, including a date for mediation.
6. The Scheduling Order may be altered or amended by written consent of all parties, with the exception of the Limited Special Referee hearing date, which shall not be altered unless ordered by the Court.

AND IT IS SO ORDERED this \_\_\_\_\_ day of April, 2014.

s/Stephanie P. McDonald  
Stephanie P. McDonald  
Chief Administrative Judge  
Ninth Judicial Circuit

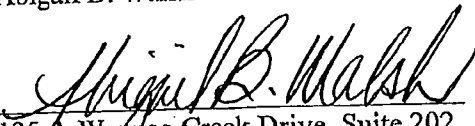
Charleston, South Carolina

April, 2014

ATTEST: A TRUE COPY  
JULIE J. ARMSTRONG (SEAL)  
CLERK OF S.C.  
By Judy B. [Signature]  
DEPUTY CLERK

**WE SO MOVE AND CONSENT IN  
CIVIL ACTION NO. 2012-CP-10-5093:**

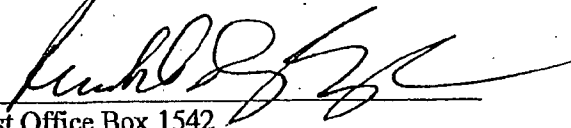
WALSH & WILLIAMS, LLC  
Abigail B. Walsh

  
125-A Wappoo Creek Drive, Suite 202  
Charleston, South Carolina 29412  
(843)722-0157

-and-

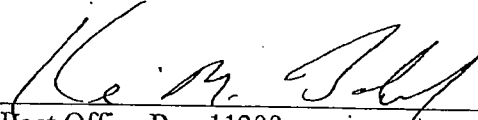
Christopher L. Murphy, Esquire  
Murphy Law Offices, LLC  
Post Office Box 2008  
Mt. Pleasant, South Carolina 29465-2008  
(843)278-9025  
Attorneys for Charleston County School District

SMITH, BUNDY, BYBEE & BARNETT, PC  
Richard D. Bybee



Post Office Box 1542  
Charleston, South Carolina 29465-1542  
(843)881-1623  
Attorney for City of North Charleston

LEWIS, BABCOCK & GRIFFIN, L.L.P.  
Keith M. Babcock



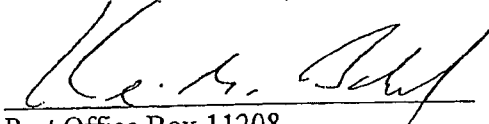
Post Office Box 11208  
Columbia, South Carolina 29211  
(803)771-8000

-and-

Newman Jackson Smith  
NELSON MULLINS RILEY & SCARBOROUGH, LLP  
Post Office Box 1806  
Charleston, South Carolina 29402-1806  
(843) 853-5200  
Attorneys for Clemson University

**WE SO MOVE AND CONSENT IN  
CIVIL ACTION NO. 2010-CP-10-10495:**

LEWIS, BABCOCK & GRIFFIN, L.L.P.  
Keith M. Babcock



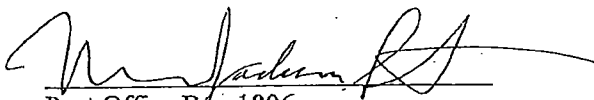
Post Office Box 11208  
Columbia, South Carolina 29211  
(803)771-8000

Karen Blair Manning  
South Carolina Department of  
Commerce, Division of Public Railways  
1201 Main Street, Suite 1600  
Columbia, South Carolina 29201  
(803)737-1603

Joseph P. Griffith, Jr.  
Joe Griffith Law Firm, LLC  
7 State Street  
Charleston, South Carolina 29401  
(843)225-5563

Derek F. Dean, Esquire  
Simons & Dean  
147 Wappoo Creek Dr., Suite 604  
Charleston, South Carolina 29412  
(843)762-9132  
Attorneys for Condemnor South Carolina  
Department of Commerce, Division of Public Railways

NELSON MULLINS RILEY & SCARBOROUGH, LLP  
Newman Jackson Smith /



Post Office Box 1806  
Charleston, South Carolina 29402-1806  
(843) 853-5200  
Attorney for Clemson University

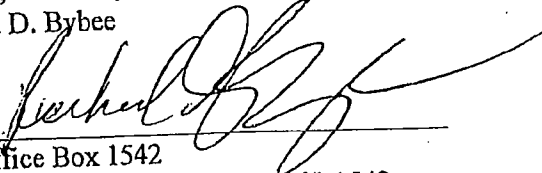
WE CONSENT:

YOUNG CLEMENT RIVERS, L.L.P.  
Wilbur E. Johnson

A handwritten signature in cursive script that reads "Wilbur E. Johnson". The signature is written in black ink and is positioned above a horizontal line.

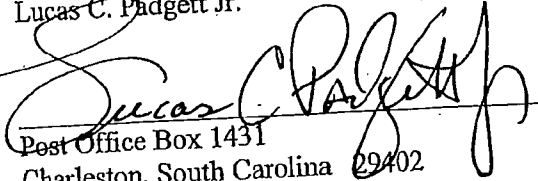
Post Office Box 993  
Charleston, South Carolina 29402  
(843)577-4000  
Attorney for Other Condemnee  
Charleston Naval Complex Redevelopment Authority

SMITH, BUNDY, BYBEE & BARNETT, PC  
Richard D. Bybee

A handwritten signature in cursive script, appearing to read "Richard D. Bybee", written over a horizontal line.

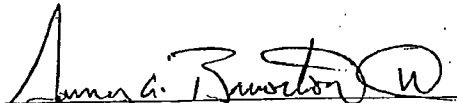
Post Office Box 1542  
Mt. Pleasant, South Carolina 29465-1542  
(843)881-1623  
Attorney for Other Condemnee  
City of North Charleston

MCNAIR LAW FIRM, P.A.  
Lucas C. Padgett Jr.

A handwritten signature in cursive script, appearing to read "Lucas C. Padgett Jr.", written over a horizontal line.

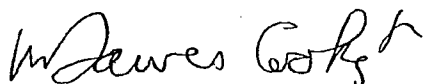
Post Office Box 1431  
Charleston, South Carolina 29402  
(843)723-7831  
Attorney for Other Condemnee  
Commissioners of Public Works of the City of Charleston

ROSEN ROSEN & HAGOOD, LLC  
David G. Jennings James A. Burton IV

A handwritten signature in black ink, appearing to read "James A. Burton IV". The signature is written in a cursive style with a large, stylized initial "J" and "B".

Post Office Box 893  
Charleston, South Carolina 29402  
(843)577-6726  
Attorney for Other Condemnee  
North Charleston Sewer District

BARNWELL WHALEY PATTERSON & HELMS, LLC  
BELLSOUTH TELECOMMUNICATIONS, LLC  
D/B/A AT&T SOUTH CAROLINA  
M. Dawes Cooke, Jr.



---

Post Office Drawer H  
Charleston South Carolina 29402-0197  
(843)577-7700  
Attorney for Other Condemnee  
BellSouth Telecommunications, LLC  
d/b/a AT&T South Carolina

TURNER, PADGET, GRAHAM & LANEY, P.A.

Jeffrey L. Payne

*Jeffrey L. Payne* 3-27-14

Post Office Box 5478

Florence, South Carolina 29502

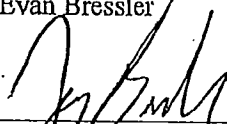
(843)662-9008

Attorneys for Other Condemnee

Business Telecom, Incorporated

SCANA SERVICES, INC.

Jay Evan Bressler



---

220 Operation Way Mail Code C222

Cayce, South Carolina 29033

(803)217-9816

Attorney for Other Condemnee

South Carolina Electric & Gas Company

WALSH & WILLIAMS, LLC  
Abigail B. Walsh



125-A, Wappoo Creek Drive, Suite 202  
Charleston, South Carolina 29412  
(843)722-0157

AS TO CASE No:  
2010-CP-10-10295

-and-

Christopher L. Murphy, Esquire  
Murphy Law Offices, LLC  
Post Office Box 2008  
Mt. Pleasant, South Carolina 29465-2008  
(843)278-9025  
Attorneys for Other Condemnee  
Charleston County School District